

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JUNE 21, 2018
6:00 PM

MEETING CALLED TO ORDER

The regular meeting of the West Manheim Township Planning Commission was called to order at 6:05p.m., by Chairman Jim Myers, followed with the Pledge of Allegiance.

ROLL CALL

The roll was called and the following Commission Members were present: Chairman Jim Myers, Duane Diehl, Andy Hoffman, Darrell Raubenstine, Jay Weisensale and Township Manager, Marc Woerner. Township Engineer, Chris Toms was not present.

APPROVAL OF MINUTES – Regular Meeting, April 19, 2018

Duane Diehl made a motion to approve the Minutes from the Planning Commission meeting of Thursday, May 17, 2018, seconded by Andy Hoffman. *The motion carried.*

CORRESPONDENCE

Chairman Jim Myers indicated they did not receive any correspondences.

VISITORS

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission and received no reply.

PUBLIC COMMENT – ITEMS NOT LISTED ON AGENDA

Chairman Myers asked if anyone present wanted to discuss an item not listed on the Agenda and received no reply.

EMERGENCY SERVICES GROUP REPORT

Mike Hampton, Director of Emergency Services informed the Planning members that he and Fire Chief Clousher are currently reviewing the Belmont Ridge Plan.

REPORT FROM ZONING OFFICER

Marc Woerner, Zoning Officer reported that the Zoning Hearing Board granted the variance request for Baney, Wertz, Mummert and Hess. He also pointed out on the agenda the variance request for the Maylas.

OLD BUSINESS

- A. J.A. Myers & Jodi M. Divido-Myers- Harper’s Hill – 20 Lot Preliminary Plan

(Review Time Expires 08/22/2018)

Jay Weisensale made a motion to table J.A. Myers & Jodi M. Divido-Myers- Harper’s Hill – 20 Lot Preliminary Plan, seconded by Andy Hoffman. *The motion carried.*

NEW BUSINESS

- A. Belmont Ridge LLC – Belmont Ridge-Phase 2-Final Plan-1 Lot with 52 Units

(Review Time Expires 07/31/2018)

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Scott Barnhart, representing Burkentine and Sons was present to introduce and answer any questions the Planning Commissioners have on Belmont Ridge LLC - Belmont Ridge-Phase 2 – Final Plan. He did inform the Planning members that Belmont Ridge was previously known as Northfield. He also informed the members that the streets are private streets and there would be no parking on the streets. After further discussion, Chairman Jim Myers asked for a motion to table the plan.

Duane Diehl made a motion to table Belmont Ridge LLC - Belmont Ridge-Phase 2 – Final Plan, seconded by Jay Weisensale. ***The motion carried.***

B. Extension Request for Belmont Ridge LLC - Belmont Ridge-Phase 2 – Final Plan

Darrell Raubenstine indicated that a letter had been received requesting a six-month extension for Belmont Ridge to address the engineer's comments and obtain an NPDES Permit from York County Conservation District.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors to grant the extension request for six-months for Belmont Ridge-Phase 2 – Final Plan, seconded by Duane Diehl. ***The motion carried.***

C. Waiver Request for Stormwater Modification from J.A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan

Robert Sharrah of Sharrah Design Group was present to request a waiver/modification from the literal compliance to §221.11.K of the West Manheim Township Stormwater Ordinance for the J. A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan. Mr. Sharrah pointed to his letter dated June 13, 2018 (copy in file), the reasons he felt the waiver should be granted. A discussion took place on the need for the waiver.

Duane Diehl made a favorable recommendation to the Board of Supervisors to grant the waiver request as requested in the letter from Sharrah Design Group, Inc. dated the 13th of June 2018, seconded by Andy Hoffman. ***The motion carried.***

D. Bob Sharrah request for signatures on a Revised Plan for Auchey Acres Final Plan

Robert Sharrah of Sharrah Design was present to explain to the Planning members that the previously approved Auchey Acres Final Plan contained two note errors. He explained under the WEST MANHEIM TOWNSHIP NOTES on the original plan one refers to "High Pointe at Rojen Farms Homeowners Association" and the other one refers to restricted covenants. During the first sale of one of the lots, the attorney noticed the mistake and explained to make this right a revised cover sheet needed to be submitted and recorded.

Duane Diehl made a motion to approve the signing of the revised Auchey Acres Final Plan, seconded by Andy Hoffman. ***The motion carried.***

E. Case – VA #07-06-06-2018

Applicant: Duane and Rebecca Mayle – Application for a Variance from the West Manheim Township Zoning Ordinance, Article VIII, § 270-46 Area Regulations The applicant is seeking a variance to erect an outbuilding within the 30-foot side setback.

Location: 790 Hobart Road, Hanover, PA 17331

Mr. Mayla came before the Planning Commission to request a variance from Article VIII, § 270-46 Area Regulations and to answer any questions the Planning members had concerning his request. He explained that on the side of his property there is a 30-foot side setback and he is asking to encroach 10 feet into the setback leaving 20 feet from his property line. He explained that he requested and was granted the waiver request from the Water Ordinance, Chapter 261, to build a shed within ten (10) feet of his well. He explained that he needed the 10 foot encroachment to get equipment in that area should his well ever fail.

Duane Diehl made a favorable recommendation to the Zoning Hearing Board to grant the variance request to encroach in the side setback, seconded by Andy Hoffman. ***The motion carried.***

SIGNING OF APPROVED PLANS

After granting the request for signatures on the Revised Auchey Acres Plan, Chairman Myers indicated the Planning members would need to sign the Plan after the meeting.

SKETCH PLANS

There were no sketch plans for review.

OTHER BUSINESS

Darrell Raubentine asked about the results of his previously asked questions concerning a debris pile located on the Baltimore Pike, trees planted in stormwater easements and size requirements for fire pits.

Jay Weisensale brought his concerns about the rental of air b and b's.

PUBLIC COMMENT

None at this time.

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, July 19, 2018 at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 7 p.m., seconded by Andy Hoffman. ***The motion carried.***

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman