

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JULY 19, 2018
6:00 PM

MEETING CALLED TO ORDER

The regular meeting of the West Manheim Township Planning Commission was called to order at 6 p.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, Township Manager, Marc Woerner and Township Engineer, Chris Toms.

APPROVAL OF MINUTES – Regular Meeting, June 21, 2018

Andy Hoffman made a motion to approve the Minutes from the Planning Commission meeting of Thursday, June 21, 2018, seconded by Duane Diehl. *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 had nothing new to report.

REPORT FROM ZONING OFFICER

Marc Woerner, Zoning Officer reported that the Zoning Hearing Board will hear the side setback case for the Maylas this month. Along with the two variances request for Belmont Ridge Phases 3 and 4 that the Planning Commission would hear this evening

OLD BUSINESS

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

(Review Time Expires 08/22/2018)

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

NEW BUSINESS

- A. Motion to approve the Planning Module Component 4A for Adam Smith – Musselman Road

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Edward Mort of GHI Engineers and Surveyors representing Mr. Smith was here to answer any questions the Planning Commission might have concerning the Planning Module Components 4A. He explained that the parcel is off the Musselman Road situated at Musselman Road and Ross Road. He explained that when the 27 acres was subdivided there was no planning module done at the time. Mr. Smith would like to build a single-family home which requires the planning module.

Jay Weisensale made a favorable recommendation to allow the Planning Module – Component 4A to move forward to the Board of Supervisors, seconded by Andy Hoffman. ***The motion carried.***

Jay Weisensale made a motion approving the secretary signing the Planning Module – Component 4A for Adam Smith, seconded by Andy Hoffman. ***The motion carried.***

B. Belmont Ridge LLC - Belmont Ridge-Phase 2 – Final Plan – 1 Lot with 52 Units
(Review Time Expires 07/31/2018)

Scott Barnhart, representing Belmont Ridge LLC was present to update and answer any questions the Planning Commissioners had on Belmont Ridge-Phase 2 – Final Plan. Scott reminded the Planning members that this was the final plan of the previously approved preliminary plan known as Northfields Phase 2 and that Belmont Ridge LLC had purchased the property. He informed the Planning members that they had received comments from York County Planning, the Township’s engineer and EMA director and addressed those comments with the submitted revised plan before them. Scott explained that the only outstanding approval they are waiting for is erosion and sediment approval. He informed the Planning members that he has submitted the bond and recreation fees. He asked for a favorable recommendation for approval.

Duane Diehl made a motion for a favorable recommendation to the Board of Supervisors to approve the final plan that was before the Planning Commission on the condition that the Conservation District Erosion and Sediment plan is approved, seconded by Andy Hoffman. James Myers, Andy Hoffman and Duane Diehl votes yes and Darrell Raubenstine and Jay Weisensale voted no. ***The motion carried.***

C. Case – VA #08-07-05-2018

Applicant: Belmont Ridge, LLC – Application for a Variance from the West Manheim Township Zoning Ordinance, Article V Area Suburban Residential District, § 270-28 Area Regulations The applicant is seeking a variance on the maximum building height/all other uses. And Article XX Parking, §270-197 Schedule of required parking spaces/dwelling multifamily. To allow multifamily dwellings with a maximum building height of 50 feet and 2.5 parking spaces per unit.

Location: 343 Pumping Station Road, Hanover, PA 17331

Attorney Dan Frey of Barley Snyder representing Belmont Ridge, LLC and Mr. Scott Barnhart also came before the Planning members to ask for a favorable recommendation for variance requests that will go before the Zoning Hearing Board. Mr. Frey explained that Belmont Ridge Phase 2 was previously known as Northfields.

Mr. Frey explained that Scott Barnhart would only be describing what Belmont Ridge, LLC wanted to do in Phase 3 and Phase 4. He explained that the variance requests were for Phase 3, but what they were planning for Phase 3 would impact Phase 4.

Scott Barnhart then explained that Phase 3 is about 20 acres and Phase 4 is about 25 acres. Scott explained that Belmont Ridge, LLC hoped to do Phase 3 and Phase 4 at the same time. He then explained in Phase 3, that they are proposing three-story garden style apartments, with 9 units with 24 apartments in each unit. Scott pointed out that all roads will be privately owned. Scott then explained the reason for the variance request to the maximum building height of 35 feet. Belmont Ridge, LLC would like to build each unit with a pitched roof not a flat roof. He then showed a picture of a three-story unit with a pitched roof. He explained what they are proposing makes the entire building height 50 feet. Scott explained that Belmont Ridge, LLC would like to build something aesthetically pleasing. Scott then went on to explain that they hope to build something that does not have a commercial feel to it. He explained that Belmont Ridge, LLC is looking at the entire tract of land, 276 acres. He explained that it will be the biggest development in West Manheim. He reminded the Planning members that this tract of land

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will have a business center, the only business center in the Township, the remains of the only suburban-residential in the Township and single-family residential area. Belmont Ridge, LLC wants every area to be built-in harmony with each phase, not built separately, but interacts with each other. They are proposing single level single-family homes on the north side of Pumping Station Road, then the garden style apartments on the south side of Pumping Station Road, then the business center further down the hill. He went on to explain that the apartments will be in the valley area of Pumping Station Road. He pointed out from Pumping Station Road you would see the top of the flat roof. He explained that they have met with supervisors and office staff to get comments on this project.

After a brief question and answer period on the request for height variance, Attorney Frey suggested Scott explain the reason for the variance request on the schedule of required parking spaces. Attorney Frey then mentioned a possible trade-off for Phase 4, by decreasing the density that is allowed in Phase 4. Belmont Ridge, LLC is willing to limit the density in Phase 4, to 4 dwellings per acre.

It is in Phase 3 the developer is looking for relief from the parking requirement. He reminded the Planning members that the streets will be private. He explained that the developer has a large amount of rental properties throughout the Hanover area. He then explained that the owner controls all the rental properties, and they explain to the potential renter that they are allowed 2 parking spaces. If they have more than two vehicles, they need to make other parking arrangements. He explained there would be one, two, and three-bedroom apartments within the three-story building. Scott then explained the landlord gives 2 parking spaces to a one-bedroom unit, 2.5 parking spaces to a two-bedroom unit and 3.5 spaces to a three-bedroom unit. He pointed out that the Township's Zoning Ordinance states 3.5 parking spaces and does not differentiate number of bedrooms. When looking at the ratio that Belmont Ridge, LLC is proposing, which is mainly one and two-bedroom units with three-bedrooms being less, the number of spaces needed is 530. He explained that the developer is proposing 566 parking spaces. Scott then pointed to the 22,000 square foot recreation vehicle parking lot on the plan. He pointed out that most renters do not have recreation vehicles. He explained that the recreation vehicle parking area is per the Township code. He believes that an additional 60 parking spaces are within the 22,000 square feet recreation vehicle parking area. He believes this area could become an overflow parking area.

At this point a question and answer period took place discussing the parking area and the number of spaces that would be needed to accommodate one, two, and three-bedroom apartments. After some discussion on parking, Jay Weisensale wanted to know how many one, two and three-bed room apartments would be located throughout the complex. Scott explained there are 86 one bedrooms, 97 two bedrooms and 33 three-bedrooms, when you add what is required parking space for each unit it adds up to the 530 parking spaces. Chris Toms, Township Engineer asked if the developer would be willing to put in writing the total number of bedrooms for Phase 3 that Scott had previously stated.

Darrell Raubenstine asked Mr. Frey what would happen if the developer were to sell this property. Mr. Frey explained that once this is approved, it is binding, and the agreement would go with property.

Chris Toms asked the developer to put in writing what the developer is proposing for him to review and some sources that they used to come up with the number of proposed parking spaces.

Mike Hampton explained the reason the fire department is concerned about the height of the building is because they do not have the funds to purchase the proper fire equipment or the hours of training to fight a three-story fire. Mr. Barnhart reminded the Planning members that the apartments will be sprinklered including the closets and the bathrooms.

Andy Hoffman made a motion to table the request, seconded by Jay Weisensale. ***The motion carried.***

SIGNING OF APPROVED PLANS

There were no plans for signing.

SKETCH PLANS

There were no sketch plans for review.

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OTHER BUSINESS

None currently.

PUBLIC COMMENT

None at this time.

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, August 16, 2018 at 6 p.m.

ADJOURNMENT

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

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman