

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 16, 2018
6:00 PM

MEETING CALLED TO ORDER

The regular meeting of the West Manheim Township Planning Commission was called to order at 6:05 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, Darrell Raubenstine, Jay Weisensale, Township Manager, Marc Woerner and Township Engineer, Chris Toms.

APPROVAL OF MINUTES – Regular Meeting, June 21, 2018

Duane Diehl made a motion to approve the Minutes from the Planning Commission meeting of Thursday, July 19, 2018, seconded by Jay Weisensale. *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 Chief Clousher met with Chief Clousher from Hanover Area Fire and Rescue Department (Station 79) to review the plan for Belmont Ridge. Mike Hampton informed the Planning members that West Manheim Township along with Station 79 has the equipment to fight a fire in the 3-story structure with a height of 50 feet should they ever be called on to do so.

REPORT FROM ZONING OFFICER

Marc Woerner, Zoning Officer had nothing new to report.

OLD BUSINESS

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

(Review Time Expires 08/22/2018)

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

- B. Case – VA #08-07-05-2018 – Previously Tabled

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

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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 representing Belmont Ridge LLC, were present to discuss and answer any questions that the Planning members had concerning variance requests from Belmont Ridge, LLC. Attorney Dan Frey reminded the Planning members that they had previously tabled Belmont Ridge, LLC variance requests to give emergency service time to review the plan. He also reminded the Planning members that they had requested that Belmont Ridge, LLC put forth a memorandum stating the facts supporting their requests. Mr. Frey proceeded to review the packet of information he gave the Planning members and the Zoning Officer (copy in planning packet).

After addressing the Planning members questions and concerns and the Board of Supervisors members in attendance concerns on the height variance request and the parking spaces variance request Chairman Jim Myers asked for a motion on the height request.

Duane Diehl made a motion for a favorable recommendation to the Zoning Hearing Board with the conditions that in Phase 3 the maximum height of the building of the proposed apartment be no more than 50 feet, the housing density be no more than 3.54 units per acre in Phase 4, that all streets in Phases 3 and 4 remain privately owned and maintained, and there be no on street parking in Phase 3, seconded by Jay Weisensale. The Motion carried. Duane Diehl, Chairman Jim Myers and Jay Weisendale approved the motion. Darrell Raubenstine opposed the height request.

Chairman Jim Myers then asked for a motion on the parking spaces request.

Duane Diehl made a motion for a favorable recommendation to the Zoning Hearing Board with the conditions that in Phase 3 the maximum height of the building of the proposed apartment be no more than 50 feet, the housing density be no more than 3.54 units per acre in Phase 4, that all streets in Phases 3 and 4 remain privately owned and maintained, and there be no on street parking in Phase 3. The Motion died due to a lack of a second.

NEW BUSINESS

There was no new business to discussed.

SIGNING OF APPROVED PLANS

There were no plans for signing.

SKETCH PLANS

There were no sketch plans for review.

OTHER BUSINESS

There was no other business to be discussed.

PUBLIC COMMENT

Board of Supervisor Harold Hartlaub voiced his concerns on how the developer would manage the no parking restrictions.

Duane Diehl informed the Planning members that he would not be at the September meeting.

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, September 20, 2018 at 6 p.m.

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ADJOURNMENT

Jay Weisensale made a motion to adjourn at 6:50 p.m., seconded by Duane Diehl. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman