

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 20, 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, Darrell Raubenstine, Jay Weisensale, Township Manager, Marc Woerner and Township Engineer, Chris Toms. Duane Diehl was not present,

APPROVAL OF MINUTES – Regular Meeting, August 16, 2018

Darrell Raubenstine made a motion to approve the Minutes from the Planning Commission meeting of Thursday, August 16, 2018, with the requested addition being made, 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 was not present, no report given. Chairman Myers did acknowledge that Mr. Hampton had sent out an email concerning the South Hanover Medical Office – Conceptual Plan.

REPORT FROM ZONING OFFICER

Marc Woerner, Zoning Officer informed the Planning members that the Zoning Hearing Board granted the variance requests to allow multifamily dwellings with a maximum building height of 50 feet and 2.5 parking spaces per unit to Belmont Ridge, LLC with the conditions that were set by the West Manheim Township Board of Supervisors and the Planning Commission.

OLD BUSINESS

- A. J.A. Myers & Jodi M. Divido-Myers- Harper’s Hill – 20 Lot Preliminary Plan
(Review Time Expires 11/30/2018)

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

NEW BUSINESS

A. Jerry A. Boxman – Final Plan – A Minor Subdivision for Lot Addition – 436 Musselman Road

Robert Sharrah of Sharrah Design Group, Inc. was present along with Mr. Boxman and Mr. and Mrs. Kozak to explain and to answer any questions the Planning members had on the plan. Mr. Sharrah explained that Mr. Boxman was subdividing 1.486 acres from his property and adding that to Mr. Kozak property. He added no new construction would take place.

Jay Weisensale made a motion for a favorable recommendation to the Board of Supervisors to approve the Jerry A. Boxman – Final Plan – A Minor Subdivision for Lot Addition – 436 Musselman Road, seconded by Andy Hoffman.

Darrell Raubenstine asked if Mr. Weisensale wanted to add to his motion *with all engineering comments and York County comments being met.* Mr. Weisensale amended his motion to reflect the addition.

Jay Weisensale amended his motion for a favorable recommendation to the Board of Supervisors to approve the Jerry A. Boxman – Final Plan – A Minor Subdivision for Lot Addition – 436 Musselman Road with all engineering comments and York County Planning Commission comments being addressed, seconded by Andy Hoffman. ***The motion carried.***

B. Case – VA #08-09-06-2018

Applicant: Michael C. Benesch – Application for a Variance from the West Manheim Township Zoning Ordinance, Article VIII Farming District, § 270-46 Area Regulations. The applicant is seeking a variance to encroach into the front and side yard setbacks.

Location: 48 Tracey Road, Hanover, PA 17331, West Manheim Township

Michael Benesh came before the Planning Commission to explain his reason for requesting a variance to encroach into the front and side yard setbacks of his property. Showing a drawing of his property, Mr. Benesh explained that he had torn down an existing deck due to a groundhog living under the deck. He now would like to replace the deck and add an additional deck.

He explained his current home already encroaches in one side yard setback, which is where the previous deck was located. He explained it was in the previous foot print of that deck he wanted to build a new deck. He then explained the position of his home and that the other side yard is considered a front yard. It is in that area that he would like to build a new deck. The new deck would be encroaching in the front setback by a foot or two.

The Township Manager and the Planning members recommended that Mr. Benesh provides better drawing to the Zoning Hearing Board members. They explained that the Zoning members will want accurate information on lines and measurements explaining exactly how much he would be encroaching into the setbacks.

Darrell Raubenstine made a favorable recommendation to the Zoning Hearing Board to grant the variance request to build a new deck within the previous footprint of the old deck and to grant the request to encroach into the front yard setback to build a new deck, seconded by Jay Weisensale. ***The motion carried.***

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SIGNING OF APPROVED PLANS

There were no plans for signing.

SKETCH PLANS

A. South Hanover Medical Office – Conceptual Plan

Harry McKean came before the Board to talk about the UPMC Medical Center project that he is planning to build on his property located on the corner of Brunswick Drive and Oak Hills Drive. He explained the medical buildings that they want to build will be done in two phases, but the entire project will be done on one land development plan. The first phase will be a total of 43,200 two-story building. The second phase will be approximately 31,800 square feet with a total of approximately 75,000 square feet. There will be a variety of medical offices and departments located at this center.

He then explained that the conceptual plan in front of the Planning members is very close to what will be submitted for them to review in October. He explained the timeline is very tight with hopes that this project would be coming out of the ground by the end of 2018. He informed the members that meetings have taken place so that they could be as thorough as possible because of the tight timeline for processing the plan. The plan meets the storm water requirements because of the storm water basins located behind Walmart were designed to accept storm water from this parcel. Water quality, water polishing will be dealt with underground infiltration pits. The building itself will take one year to build.

Mr. McKean explained that he was at the meeting to answer any questions or concerns that the Planning members had on the conceptual plan. He then went over the conceptual plan pointing out various areas of the plan that were previously discussed with the township staff, the township engineer and staff from the York County Planning Commission. He then presented pictures of various medical building designs for UPMC.

He explained that UPMC is a not-for-profit medical center and usually owns their facilities, which allows them to be tax exempt. Mr. McKean's project would be a third-party ownership and would be for profit, which would pay taxes. He then went on to explain that they are requesting a L.E.R.T.A. hearing. He then explained how the Local Economic Revitalization Tax Act (L.E.R.T.A.) program works. He explained that a 10-year phase-in of the tax assessment on the current property with a 10 percent increase until you reach 100 percent of the full market value of the improved property. He pointed out there would be no loss of any existing tax revenue. He explained that all tax increases would apply as well.

OTHER BUSINESS

There was no other business to be discussed.

PUBLIC COMMENT

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

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, October 18, 2018 at 6 p.m. Andy Hoffman informed the Planning members that he would not be at the September meeting.

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ADJOURNMENT

Jay Weisensale made a motion to adjourn at 7:05 p.m., seconded by Darrell Raubenstine. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman