

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 18, 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, Darrell Raubenstine, Jay Weisensale, Township Manager, Marc Woerner and Township Engineer, Chris Toms. Andy Hoffman was not present,

APPROVAL OF MINUTES – Regular Meeting, Thursday, September 20, 2018

Duane Diehl made a motion to approve the Minutes from the Planning Commission meeting of Thursday, September 20, 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 Jim 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 J.A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan received a waiver from the Board of Supervisors for a stormwater basin placement in a setback on October 16, 2018. Marc reminded the Planning members that they made a favorable recommendation on that waiver.

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Marc Woerner, Zoning Officer also informed the Planning members that the Board of Supervisors at the same meeting of October 16, 2018, scheduled A. Local Economic Revitalization Tax Act (L.E.R.T.A.) hearing for the South Hanover Medical Office for November 20, 2018.

OLD BUSINESS

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

Robert Sharrah of Sharrah Design Group, Inc., came before the Planning members to address any questions or concerns that the Planning members had on the J.A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan. He informed the members that he had just received the Township's Engineer's comments.

Township Engineer Chris Toms, explained that most of his comments are related to notes that needed to be added to or revised on the Plan. He pointed out that the granted waiver requests would need to be addressed, plans need to be signed, and an approved E & S plan. Mr. Sharrah explained that he had gone back to the Conservation District to consider approving these changes as a minor modification to the plan. Township Engineer, Chris Toms continued to review his comment letter.

Duane Diehl made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the J.A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan as long as engineer comments and York County Conservation District comments have been addressed, seconded by Jay Weisensale. *The motion carried.*

NEW BUSINESS

- A. South Hanover Medical Office – Final Subdivision and Land Development Plan and Waiver Request

Jeff Stough of New Age Associates, Inc., came before the Planning members to ask for favorable recommendations concerning the seven waivers that the developer for South Hanover Medical Office is requesting. He then proceeded to explain the reason that each waiver was needed. He did inform the Planning members that their engineer had not yet received County comments or York County Conservation District's comments. Chris Toms, Township Engineer informed the Planning members that he had started to review the plan when he received information from the developer's engineer that there would be some changes to the stormwater plan. Township Engineer, Chris Toms explained the plan was only reviewed under the SALDO and Zoning Ordinance. He will have his complete review letter at the November meeting.

Jeff Stough proceed to answer any questions or concerns on the waiver request.

1. S.235-12.D – Traffic Study – request to modify the requirement of a full traffic study to providing a trip generation letter showing projected trips due to the proposed medical office along with a future grocery store (lot 4 and how it relates to the original assumption of the initial traffic study for the signal light.

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Duane Diehl made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request for S.235-12.D – Traffic Study to modify the requirement for a full traffic study, seconded by Darrell Raubenstine. ***The motion carried.***

2. S.234-12.E – Environmental Impact Assessment – request to waive the impact assessment since this lot is an idle piece of ground initially proposed for development.

Duane Diehl made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request for S.234-12.E – Environmental Impact Assessment, seconded by Jay Weisensale. ***The motion carried.***

3. S.235-52.B(4) – Access Drive Setback along Side Property Line – request to waive the setback requirement along the property line of lots 3 and 4 since a shared access drive is proposed.

Duane Diehl made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request for S.235-52.B(4) – Access Drive Setback along Side Property Line, seconded by Darrell Raubenstine. ***The motion carried.***

4. S.235-53 – Sidewalk – request to waive the requirement of sidewalk on lot 4 until lot 4 is developed. A sidewalk note is provided on sheet 3.

Duane Diehl made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request for S.235-53 – Sidewalk – request to waive the requirement of sidewalk on lot 4 until lot 4 is developed, seconded by Darrell Raubenstine. ***The motion carried.***

5. S.235-64.E(4)(a)[4]-Mid-row Parking Islands - request to waive mid-row parking islands every 20 spaces to allow for ease of snow plowing.

Duane Diehl made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request for S.235-64.E(4)(a)[4]-Mid-row Parking Islands, seconded by Jay Weisensale. ***The motion carried.***

6. S.235-64.E(4)(a)[5]-Landscape Divider Strip - request to waive the landscape divider strip between rows of parking to allow for ease of snow plowing.

Duane Diehl made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request for S.235-64.E(4)(a)[5]-Landscape Divider Strip, seconded by Jay Weisensale. ***The motion carried.***

7. S.235-64.E(4)(a)[5]-Landscape Divider Strip d at Terminal Landscaped Islands - request to waive curbing or wheel stops at terminal landscaped islands as these islands will be depressed with river rock mulch to provide additional infiltration of stormwater.

Duane Diehl made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request for S.235-64.E(4)(a)[5]-Landscape Divider Strip, seconded by Jay Weisensale. ***The motion carried.***

After addressing all waiver request, Jeff Stough and the Planning members reviewed and addressed the comments from Mike Hampton, Coordinator of emergency management for West Manheim Township.

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SIGNING OF APPROVED PLANS

The Planning members signed the previously approved Jerry A. Boxman - Final Plan – A Minor Subdivision for Lot Addition – 436 Musselman Road.

SKETCH PLANS

There were no plans submitted for review.

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, November 15, 2018 at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 6:55 p.m., seconded by Duane Diehl. *The motion carried.*

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman