

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 21, 2019
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, Andy Hoffman, Darrell Raubenstine, Jay Weisensale, Township Manager, Marc Woerner, Solicitor Walter Tilley III, and Township Engineer Chris Toms.

APPROVAL OF MINUTES – Re-Organization Meeting, January 17, 2019

Jay Weisensale made a motion to approve the Minutes from the Planning Commission Re-Organization meeting of Thursday, January 17, 2019, seconded by Darrell Raubenstine. 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 indicated he had nothing to report other than the special exception request before the Commission.

OLD BUSINESS

Chairman Myers indicated there was no old business to discuss.

NEW BUSINESS

A. J. A. Myers – Homestead Acres – Phase 2 – 42 Lot Final Subdivision Plan

B. J. A. Myers – Homestead Acres – Phase 3 – 57 Lot Final Subdivision Plan

Scott Bert of Herbert, Rowland & Grubic, Inc. engineers for the developer and Scott Felch representing the developer J.A. Myers Homes were present to discuss and answer any questions the Planning Commissioners had on Homestead Acres Phase 2 - 42 Lot Final Subdivision Plan and Phase 3 - 57 Lot Final Subdivision Plan.

Mr. Bert explained that the plans are the same as the Preliminary Plan. He explained after meeting with township staff and C.S. Davidson they have already addressed engineer's comments. He explained those comments are not reflected on the plans in front of them since the in-house took place after the plans were submitted. There have been no major design changes, just a few note related items. All engineer comments will be addressed.

Township Engineer, Chris Toms then went over his comments (copy on file). He recommended the Planning members grant the favorable recommendation requests for both plans.

Andy Hoffman made a favorable recommendation to the Board of Supervisors when all engineer comments of February 20, 2019, have been satisfied, seconded by Darrell Raubenstine. Motion carried.

C. Edward Gonzales – Gonzales & Sons Management LLC – Request for Special Exception

Case – SE #01-01-30-2019

Applicant: Edward Gonzales d/b/a Gonzales & Sons Management LLC. – Application for a Special Exception from the West Manheim Township Zoning Ordinance, Part 1 General Provisions, Article 1 General and Legal Provisions, § 270-7 Uses not regulated. Applicant proposes to use the property designated below to operate a rooming house/rent-by-room house (single room occupancy, SRO).

Location: 2040 Baltimore Pike, Hanover, PA 17331

Mr. Edward Gonzales of Gonzales & Sons Management LLC came before the Planning Commission to ask for a favorable recommendation on his request for a special exception for his rental property located at 2040 Baltimore Pike. He is proposing to operate a rooming house/rent-by-the room house with only one individual per room. He explained that the property had previously been used as a boarding home. The home has large bedrooms, a centralized large communal kitchen, laundry room, four showers and five commodes, parking for over 10 cars, plenty of storage with two attics, basement and a garage. He explained that there will be house rules, all tenants fully screened including background checks. Gonzales and Sons Management will maintain the property. He expressed that he would not be changing the footprint of the property and that the purposed use will not change the character of the neighborhood.

The Planning members then asked a variety of questions on parking spaces, driveway width, oversight of the units and tenants daily, and tenant's lease agreement, fire alarms and criminal background checks. After Mr. Gonzales satisfied the Planning members questions, Darrell Raubenstine made a motion on the request.

Darrell Raubenstine made an unfavorable recommendation to the Zoning Hearing Board on the request for special exception, seconded by Andy Hoffman. In a vote of 2 for the request and 2 against the request the motion failed.

SIGNING OF APPROVED PLANS

There were no plans to be signed.

SKETCH PLANS

A. Dusman Farm

Scott Barnhart representing Burkentine and Sons came before the Planning Commission to present a sketch plan for the Dusman Farm located on Dubs Church Road. He explained what Burkentine wants to do with the land and some obstacles that they have encountered.

OTHER BUSINESS

None at this time

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, March 21, 2019
at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 7:30 p.m., seconded by Andy Hoffman. The motion carried.

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman