

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, APRIL 18, 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, Jeffrey Brown, and Township Engineer Chris Toms. Township Manager Marc Woerner, Darrell Raubenstine, and Jay Weisensale were not present.

APPROVAL OF MINUTES – Regular Meeting Minutes, March 21, 2019

Andy Hoffman made a motion to approve the Minutes from the Planning meeting of Thursday, March 21, 2019, seconded by Jeff Brown. 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 reported that they reviewed hydrant locations in Homestead Acres and Harpers Hill for the York Water Company.

REPORT FROM ZONING OFFICER

Marc Woerner Zoning Officer was not present

OLD BUSINESS

Chairman Myers indicated there was no old business to discuss.

NEW BUSINESS

- A. Township Zoning Ordinance for Echo Housing at 682 Fuhrman Mill Road

Chris Bergman representing Ike Roth Construction and Joseph and Sonya King came before the Planning members to explain the need that the Kings have for ECHO housing and to answer any questions the Planning members had on the request. He explained that the Kings wanted to put a two-story addition on to their existing home, which would consist of in-law quarters on the upper level and a one car garage on the lower level. Mr. Bergman explained that the new lower level would have a front garage door and one in the rear of the garage. He explained that they would be eliminating an existing bedroom by turning it into an office. He explained that the addition would be detached from the existing garage located at the end of the driveway.

Chris Toms Township Engineer reminded the Planning members that ECHO housing is considered temporary housing and must be applied for annually from the date the permit was issued.

Andy Hoffman made a favorable recommendation to the Board of Supervisors to grant the request for Echo Housing at 682 Fuhrman Mill Road, seconded by Jeff Brown. **Motion carried.**

B. Variance Request Case – VA #04-04-2019

Applicant: Josh Arentz – Application for a Variance from the West Manheim Township Zoning Ordinance, Article IX, § 270-53 Area regulations. The applicant is seeking a variance to build a garage addition onto the existing garage that is nonconforming to set-backs.

Location: 2174 Black Rock Road

Josh Arentz of 2174 Black Rock Road came before the Planning Commission to ask for a favorable recommendation to build an addition on his existing garage. He explained that his current garage is located about ten feet from his neighbor's property line. He explained that he would be adding the new garage onto the existing garage. He would like to raise the existing garage floor up four inches and add a pitched roof. He explained there is no other area on his property to add another garage.

Andy Hoffman made a favorable recommendation to the Zoning Hearing Board to grant the request from the West Manheim Township Zoning Ordinance, Article IX, §270-53 Area regulations, seconded by Jeff Brown. **Motion carried.**

SIGNING OF APPROVED PLANS

1. Previously approved Homestead Acres Phase 2 Final Plan and Phase 3 Final Plan
2. Previously approved Steeple Chase Final Plan

SKETCH PLANS

A. Dusman Farm Sketch Plan

Scott Barnhart representing Burkentine and Sons Builders presented the Dusman Farm Sketch Plan on Dubs Church Road. He indicated the biggest portion of the Dusman Farm is going to be placed in the Ag Conservation. He explained that Burkentine and Sons Builders planned to subdivide three lots off the property. He then explained how Burkentine and Sons would meet the zoning and land development ordinances.

OTHER BUSINESS

None at this time.

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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, May 16, 2019 at 6 p.m.

ADJOURNMENT

Andy Hoffman made a motion to adjourn at 6:35 p.m., seconded by Jeff Brown. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman