

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, JUNE 20, 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 Engineer Chris Toms, and Township Manager Marc Woerner. Jeffrey Brown was not present.

APPROVAL OF MINUTES – Regular Meeting Minutes, May 16, 2019

Andy Hoffman made a motion to approve the Minutes from the Planning meeting of Thursday, May 16, 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 Jim Myers asked if anyone present wanted to discuss an item not listed on the Agenda and received no reply.

EMERGENCY SERVICES GROUP REPORT

Chairman Jim Myers indicated there was no Emergency Services report.

REPORT FROM ZONING OFFICER

Marc Woerner Zoning Officer reported that the case they had heard at the April 18 Planning Commission on setbacks on Black Rock Road would be held on May 23, 2019.

OLD BUSINESS

- A. Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot (305 dwelling units)  
(Review Time Expires 12/20/2019)

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Scott Barnhart representing Burkentine and Sons Builders came before the Planning Commission and gave an update on what has been submitted. He explained that they had a meeting in house with township staff and township engineer concerning Brunswick Drive. They are getting ready to submit the E&S plans.

Darrell Raubenstine made a motion to table Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot (305 dwelling units), seconded by Andy Hoffman. **Motion carried.**

B. Day Farm Partners, LLC - Prinland Heights – 104 lot Preliminary Subdivision Plan  
(Review Time Expires 12/20/2019)

Jay Weisensale made a motion to table Day Farm Partners, LLC - Prinland Heights – 104 lot Preliminary Subdivision Plan seconded by Andy Hoffman. **Motion carried.**

NEW BUSINESS

A. Joseph and Sonya King – Request for a Special exceptions

Case – SE #04-06-04-2019

Applicant: Joseph A. & Sonya L. King – Application for a Special Exception from the West Manheim Township Zoning Ordinance, Article XVII Specific Use Standards, §270-163 Two-family residential conversion. The applicant is seeking to add a two-story addition to the home to serve as in-law quarters.

Location: 682 Fuhrman Mill Road, Hanover, PA, West Manheim Township

Chris Bergman of Ike Roth Construction came before the Planning members to ask for a favorable recommendation to the special exception request for Joseph and Sonya King. He explained that nothing had changed since he came before the Planning members. He explained the new request was due to a clerical error.

Darrell Raubenstine made a favorable recommendation to the Zoning Hearing Board to approve the Kings request to the West Manheim Township Zoning Ordinance, Article XVII Specific Use Standards, §270-163 Two-family residential conversion, seconded by Andy Hoffman. **Motion carried.**

B. Motion approve the Prinland Heights – Planning Module – Component 4A

Darrell Raubenstine made a motion authorizing Township Secretary, Miriam Clapper to sign the Planning Module Component 4A for Prinland Heights, seconded by Andy Hoffman. Motion carried.

SIGNING OF APPROVED PLANS

None at this time.

SKETCH PLANS

A. William Bishop – Sketch Plan

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Josh Myers with Shaw Surveying, Inc. came before the Planning Commission to present a sketch plan for the Bishop property located on the corner of Edna Myers Lane and Mt. Ventus Road. Mr. and Mrs. Bishop were also present to answer any questions that the Planning members might have on their sketch plan. Mr. Myers explained how the Bishops plan to subdivide the property, hoping to prevent any future development.

OTHER BUSINESS

None currently.

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, July 18, 2019 at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 8 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

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Miriam E. Clapper, Recording Secretary

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Chairman