

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, JULY 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, Darrell Raubenstine, Jay Weisensale, Township Manager Marc Woerner and C.S. Davidson representative Cory McCoy.

APPROVAL OF MINUTES – Regular Meeting Minutes, June 20, 2019

Andy Hoffman made a motion to approve the Minutes from the Planning meeting of Thursday, June 20, 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Marc Woerner Zoning Officer reported the previously zoning application had been withdrawn by the Kings.

SUBDIVISION AND LAND DEVELOPMENT PLANS

- A. Whitetail Ridge, LLC/Grayson Wingert & Amy J. Wingert – Minor Final Subdivision Plan  
(Review Time Expires 10/16/2019)

Scott Barnhart, representing Whitetail Ridge, LLC and Grayson P. and Amy J. Wingert was present to answer any questions the Planning Commission had on the Whitetail Ridge, LLC/Grayson Wingert & Amy J. Wingert – Minor Final Subdivision Plan. Scott Barnhart gave an overview of the subdivision plan; where the subdivision would be located and how the plan effects

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several parcels as well as existing parcels that they plan on purchasing.

After discussing the plan and addressing Planning members questions and concerns, it was felt that the plan should be tabled. It was at this time that two waivers were presented for consideration, but only one was acted on.

Jay Weisensale made a motion for a favorable recommendation to Section 235.34.A.2 “Drafting Standard” of the West Manheim Township Subdivision and Land Development Ordinance to allow the use of a 1” – 200’ scale for the Minor Final Subdivision Plan, seconded by Darrell Raubenstine. **Motion carried.**

Jay Weisensale made a motion to table the Whitetail Ridge LLC/Grayson Wingert & Amy J. Wingert – Minor Final Subdivision Plan, seconded by Andy Hoffman. **Motion carried.**

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

Scott Barnhart, representing Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 was present to answer any questions the Planning Commission had on Belmont Ridge Phase 3 and Phase 4. Scott Barnhart gave an overview of the subdivision, updating the Planning members on outside agencies approvals they are waiting on for comments. He also pointed out the new access drive in Phase 4 will be located on Pumping Station Road.

He also explained that the township has requested a traffic impact study be done on certain roads and at certain intersections. He explained the study would not change road designed, tie-ins or connections for the two developments, but might change the flow of the traffic once it leaves the development, but not the design. He also explained that connecting to Brunswick Drive will not happen with Phases 3 and 4 at this time, unless the impact study recommends doing it at this time.

After discussing the plan and a need for waivers, Mr. Barnhart suggested that he come back before the Commission next month.

Darrell Raubenstine made a motion to table Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4, seconded by Andy Hoffman. **Motion carried.**

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

John Runge of Gordon Brown and Associates representing the developers of Prinland Heights was present to answer any questions or concerns about the plan. He gave an update on the plan and where the plan is on getting outside agency’s approval.

Cory McCoy then reviewed C.S. Davidson’s comment letter answering any questions or concerns that the Planning members and Mr. Runge had relative to engineering’s comments.

After discussing the plan further, it was felt that a revised plan be submitted addressing the engineer’s comments.

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

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SKETCH PLANS

None at this time.

SIGNING OF APPROVED PLANS

None at this time.

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, August 15, 2019 at 6 p.m.

ADJOURNMENT

Andy Hoffman made a motion to adjourn at 7:50 p.m., seconded by Jay Weisensale. **Motion carried.**

Respectfully Submitted,

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Miriam E. Clapper, Recording Secretary

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Chairman