

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, AUGUST 15, 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, Township Manager Marc Woerner and Township Engineer Chris Toms. Jay Weisensale arrived at 6:15 and Jeffrey Brown was not present.

APPROVAL OF MINUTES – Regular Meeting Minutes, July 18, 2019

Andy Hoffman made a motion to approve the Minutes from the Planning meeting of Thursday, July 18, 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

ZONING CASES

A. Case – VA #05-08-01-2019

Applicant: Jeffrey A. Walsh – Application for a Variance from the West Manheim Township Zoning Ordinance, Article XV Accessory Buildings and Uses, § 270-94 (B) Household or Private Swimming Pools. The applicant is seeking a variance on the 20-foot rear lot line and easement setback.

Location: 57 St. Georgia Drive

Mr. Jeffrey Walsh came before the Planning members to ask for a favorable recommendation to the Zoning Hearing Board to install a private swimming pool on his property. Mr. Walsh explained that at one time there was a utilities easement for the electric company known as Met-Ed at the back of his property. When Mr. Walsh contacted Met-Ed concerning the existing easement on his property, he was told the easement was no longer needed and as far as Met-Ed was concerned, it no longer existed. He further explained that the easement in question now served as a stormwater basin for the subdivision. He then explained why he was seeking a variance on the 20-foot rear lot line and easement setbacks.

Andy Hoffman made a favorable recommendation to the Zoning Hearing Board to grant the variance request from the West Manheim Township Zoning Ordinance, Article XV Accessory Buildings and Uses, § 270-94 (B) Household or Private Swimming Pools shall not be located nearer than 20-foot rear lot line and easement setback, seconded by Darrell Raubenstine. **Motion carried.**

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. High Pointe at Rojen Farms – Penn South – Phase S-1 Final Subdivision Plan (Review Time Expires 10/16/19)

Jim Piet of Woodhaven Development came before the Planning Commission to answer any questions or concerns that the Planning members might have on High Pointe at Rojen Farms-Penn South-S-1 Final Subdivision Plan.

He explained that the subdivision was also located in Penn Township and the building lots were located in Penn Township. He explained that since part of the subdivision is located in West Manheim Township the Board of Supervisors needs to approve the plan along with Penn Township.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors to approve High Pointe at Rojen Farms – Penn South-S-1 Final Subdivision Plan, seconded by Andy Hoffman. **Motion carried.**

B. Harpers Hill – Final Subdivision Plan (Review Time Expires 11/13/19)

Robert Sharrah of Sharrah Design Group came before the Planning Commission to answer any questions or concerns that the Planning members had on the plan. He explained that the plan matches the previously approved preliminary plan.

Andy Hoffman made a favorable recommendation to the Board of Supervisors to approve Harpers Hill – Final Subdivision Plan, seconded by Darrell Raubenstine. **Motion carried.**

C. 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 regarding the two waiver requests. He explained that most of the Township Engineer comments are being addressed and there is a meeting scheduled to discuss storm water issues. He then explained the need for the request. The Township Engineer supported both waiver requests.

1. Waiver Request to Section 221-19.C.3 of the West Manheim Township Stormwater Management Ordinance to allow slopes in detention basins to be steeper than 4:1, seconded by Jay Weisensale. In a vote of three to one, the **Motion carried.** Darrell Raubenstine opposed the waiver request.

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Andy Hoffman made a favorable recommendation to the Board of Supervisors to grant the waiver request to Section 221-19.C.3 of the West Manheim Township Stormwater Management Ordinance to allow slopes in detention basins to be steeper than 4:1.

2. Waiver Request to Section 235.45.B.4 of the West Manheim Township Subdivision and Land Development Ordinance to allow the proposed 20' wide alley at the rear of the lots that front on Pumping Station Road.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors to grant the waiver request to Section 235.45.B.4 of the West Manheim Township Subdivision and Land Development Ordinance to allow the proposed 20' wide alley at the rear of the lots that front on Pumping Station Road for accessing property driveway, seconded by Jay Weisensale. **Motion carried.**

D. Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan (Review Time Expires 10/16/2019)

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

E. 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 and to give an update on the plan since the last meeting. He pointed out that they made the necessary changes to the plan regarding the access drive between the subdivision and the township's property. He informed the Planning members that they have addressed the Township Engineer's comments except for stormwater comments, which he received the day of the meeting. He reminded the members that they were concerned about phasing and included the access road in phase 1. Mr. Runge also explained that they connected Michael Drive to Heritage Drive and the developer has the options to either put the full roadway including the utilities and black top or put the stone base in to provide for an emergency access.

Township Engineer explained that they have addressed engineering comments with the exception of the stormwater comments. Township Engineer Chris Toms believes that the plan is ready for conditional approval with engineering comments being addressed.

Jay Weisensale made a motion for a favorable recommendation to the Board of Supervisors for approval of the Day Farm Partners, LLC - Prinland Heights – 99 lot Preliminary Subdivision Plan and new phasing plan as long as all Township Engineer's comments and York County Planning Commission comments being addressed, seconded by Andy Hoffman. In a vote of 3 to 1, the **Motion carried.** Jim Myers opposed the Motion.

SIGNING OF APPROVED PLANS

None at this time.

SKETCH PLANS

A. 261 Kennedy Drive Sketch Plan

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Andy Redding came before the Planning Commission to discuss purchasing 261 Kennedy Drive then subdividing one acre off the parent tract to build a home for him and his family. Swiftwater Drive ends at the back of the parcel, which is where Mr. Redding is proposing to subdivide one acre with his driveway coming off the dead-end of Swiftwater Drive.

OTHER BUSINESS

None currently

PUBLIC COMMENT

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission and Jay Weisensale brought his neighbor's concern about people use of fire pits.

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, September 19, 2019 at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 7:25 p.m., seconded by Andy Hoffman. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman