

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, OCTOBER 17, 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, EMC Jason Baldwin, Township Engineer Chris Toms and Township Manager Marc Woerner.

APPROVAL OF MINUTES – Regular Meeting Minutes, September 19, 2019

Andy Hoffman made a motion to approve the Minutes from the Planning meeting of Thursday, September 19, 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 Steve List of 48 Highview Drive wanted to know when Panorama Lane and Highview Drive would be connecting to the new development behind his property. A representative for that development named Scott Barnhart told him at least a year and a half or more.

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 asked the new emergency coordinator to introduce himself. Jason Baldwin introduced himself to the Planning members.

REPORT FROM ZONING OFFICER

Township Manager and Zoning Officer Marc Woerner had nothing new to report, but indicated the potential for a zoning hearing case in the month of December.

ZONING CASES

Chairman Jim Myers indicated there was no zoning cases to be heard this month.

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Motion for a favorable recommendation to the Board of Supervisors to approve Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan and three Waiver Requests. (Review Time Expires 10/16/2019)

Scott Barnhart representing Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan came before the Planning members to ask for a favorable recommendation to Board of Supervisors and to answer any questions the members had on the waiver requests. He then proceeded to point out on the subdivision plan the proposed changes to all parcels and why the waivers were being requested. After all questions were satisfied, Chairman Myers asked for a motion on the waiver requests.

1. Waiver Request to Section 235.45.B.5.f2 of the West Manheim Township Subdivision and Land Development Ordinance to allow a proposed 50' wide private right of way to exceed 500 feet in length. Located northeast of Black Rock Road

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisor to grant the waiver request to Section 235.45.B.5.f2 of the West Manheim Township Subdivision and Land Development Ordinance to allow a proposed 50' wide private right of way to exceed 500 feet in length. Located northeast of Black Rock Road, seconded by Darrell Raubenstine. **The Motion carried.**

2. Waiver Request to Section 235.45.B.5.f2 of the West Manheim Township Subdivision and Land Development Ordinance to allow a proposed 50' wide private right of way to exceed 500 feet in length. Located southeast of Dubs Church Road.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisor to grant the waiver request to Section 235.45.B.5.f2 of the West Manheim Township Subdivision and Land Development Ordinance to allow a proposed 50' wide private right of way to exceed 500 feet in length. Located southeast of Dubs Church Road., seconded by Jeffrey Brown. **The Motion carried.**

3. Waiver Request to Section 235.46.E.3 of the West Manheim Township Subdivision and Land Development Ordinance to allow a Private Drive serving 2 lots to be less than 250 feet from an existing private cul-de-sac on an adjoining property.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisor to grant the waiver request to Section 235.46.E.3 of the West Manheim Township Subdivision and Land Development Ordinance to allow a Private Drive serving 2 lots to be less than 250 feet from an existing private cul-de-sac on an adjoining property, seconded by Darrell Raubenstine. **The Motion carried.**

At this point in the meeting, Scott Barnhart asked for a favorable recommendation to the Board of Supervisors to approve Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisor to approve Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan.

Chairman Myers asked for a second and no planning member made a second. The motion died due to a lack of a second.

B. Motion for a favorable recommendation to the Board of Supervisors to approve Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot (305 dwelling units) (Review Time Expires 12/20/2019)

Jared Neal of Traffic Planning and Design, Inc. representing Burkentine and Sons came before the Planning members to discuss the finding on the Traffic Impact Study for Belmont Ridge Phases 3 and 4. He also informed Planning members that they have submitted a traffic impact study scope determination request for Belmont Ridge – Phase 5 for approval by the Township Engineer.

After discussion on the traffic study and the plan Scott Barnhart, indicated that he would be at the November planning meeting to ask for a recommendation on the plan. Chairman Myers asked for a motion to table the plan.

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

C. Lexington Phase 2A, 1 Lot (24 Units) Lexington Ventures, LLC  
( Review time expires 12/17/2019)

Scott Barnhart representing Lexington Phase 2A, 1 Lot (24 Units) Lexington Ventures, LLC came before the Planning members to give an update on the plan . He explained that they had received EMA comments and has comments to address from the in-house. He explained that no action was needed at this time.

Andy Hoffman made a motion to table Lexington Phase 2A, 1 Lot (24 Units), seconded by Darrell Raubenstine. **The Motion carried.**

#### SIGNING OF APPROVED PLANS

None at this time.

#### SKETCH PLANS

None at this time.

#### OTHER BUSINESS

None at this time.

#### PUBLIC COMMENT

Chairman Jim Myers asked if any present wished to address the Commission and received no reply.

#### NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, November 21, 2019 at 6 p.m.

#### ADJOURNMENT

Jay Weisensale made a motion to adjourn at 7:15 p.m., seconded by Andy Hoffman. **Motion carried.**

Respectfully Submitted,

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Miriam E. Clapper, Recording Secretary

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Chairman