

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 21, 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 Engineer Chris Toms and Township Manager Marc Woerner.

APPROVAL OF MINUTES – Regular Meeting Minutes, October 17, 2019

Andy Hoffman made a motion to approve the Minutes from the Planning meeting of Thursday, October 17, 2019, seconded by Jay Weisensale. 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

There was no report given.

REPORT FROM ZONING OFFICER

Township Manager and Zoning Officer Marc Woerner had nothing new to report other than what was on the agenda.

ZONING CASES

A. (1) Case – VA #06-11-06-2019

Applicant: Antonio Gonzales – Application for a Variance from the West Manheim Township Zoning Ordinance, Article VIII Commercial/Industrial District, § 270-40 Area regulations. The applicant is seeking a variance for a non-conforming use to build a front porch within the front setback of the Baltimore Pike.

Location: 2093 Baltimore Pike, Hanover, PA, West Manheim Township, York Co.

Robert DuPhilly, representing Antonia Gonzales and Mr. Gonzales's daughter Maria Putman came before the Planning members to ask for a favorable recommendation to the Zoning Hearing Board to build a front porch within the front setback of the Baltimore Pike. Mr. DuPhilly explained to the Planning members that Mr. Gonzales had hired a contractor to do a porch addition. Also, the contractor Mr. Gonzales hired didn't pull the needed permits, and did not build the porch to code. Mr. Gonzales then hired Mr. DuPhilly to build the porch. When Mr. DuPhilly went to pull the required permit, the township's code enforcement officer informs him that a variance is required since the porch was encroaching into the front setbacks.

Mr. DuPhilly explained that the original steps were already in the front setback. He explained that the porch would not encroach beyond what is already there.

Mr. Gonzales's daughter Maria explained that the porch they are proposing to build is over a flowerbed. Mr. DuPhilly explained that the original concrete steps came out to the existing sidewalk. There was a large landing with steps that already existed before the previous contractor destroyed them.

Jay Weisensale made a favorable recommendation to the Zoning Hearing Board to grant the variance request to the West Manheim Township Zoning Ordinance, Article VIII Commercial/Industrial District, § 270-40 Area regulations, seconded by Jeff Brown. **Motion carried.**

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Motion for a 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)

Scott Barnhart representing Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 came before the Planning members to ask for an extension for this plan and to give an update on the plan. He then gave an overall view of the entire plan including Phase 5, pointing out the severe slopes within the entire proposed area of development. He informed the Planning members that his traffic engineer and the township's traffic engineer agree that connecting into Brunswick Road is not necessary at this time.

Jay Weisensale made a favorable recommendation to the Board of Supervisors to grant the extension request for Belmont Ridge Phase 3 and Phase 4 through March 18, 2020, seconded by Darrell Raubenstine. **Motion carried.**

Jay Weisensale made a motion to table the plan, seconded by Andy Hoffman. **Motion carried.**

B. Motion for a recommendation to the Board of Supervisors to approve Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan (Review Time Expires 1/22/2020)

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 the Board of Supervisor to approve the plan.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors to approve the Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan, seconded by Jay Weisensale. **Motion carried.**

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Township Engineer Chris Toms reminded Mr. Barnhart that a note needs to be added specific to private driveways.

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

Scott Barnhart representing Lexington Ventures, LLC – Lexington Phase 2A, 1 Lot (24 Units) came before the Planning members to ask for an extension for this plan.

Andy Hoffman made a favorable recommendation to the Board of Supervisors to grant the extension request for Lexington Phase 2A, 1 Lot (24 Units) Lexington Ventures, LLC through March 18, 2020, seconded by Jay Weisensale. Motion carried.

D. Keel, LP Sketch Plan waiver requests and Sewer Planning Module Component 4A for Keel, LP Minor Subdivision,

Reg Baugher of Hanover Land Services was present to discuss and answer any questions the Planning Commissioners had on Keel, LP Minor Subdivision Plan, 4 lots plus 1 add on Keel, LP, waiver requests and the planning module.

After discussing the plan, Chairman Jim Myers ask for a motion on the waiver request and the planning module.

1. Waiver Request to Section 235.45.B.5.f2 of the West Manheim Township Subdivision and Land Development Ordinance to allow for the length of the cul-de-sac to exceed 500 feet

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisor to allow the length of the cul-de-sac too exceed 500 feet contingent upon two lots and the cul-de-sac at the intersection, seconded by Jeff Brown.

Motion carried.

2. Motion to approve Sewage Planning Module Component 4A for Keel, LP Minor Subdivision

Jay Weisensale made a motion to approve Sewage Planning Module Component 4A for Keel, LP Minor Subdivision, seconded by Andy Hoffman. **Motion carried.**

At this point in the meeting Scott Barnhart came forward to discuss the Belmont Ridge Phases V sketch plan. See SKETCH PLANS.

Jay Weisensale then excused his self from his position as a Planning member to go before the Planning members to discuss his waiver request.

E. Waiver Request to Section 235-51 (E) of the West Manheim Township Subdivision and Land Development Ordinance to allow property driveway to exceed the 15 % slope requirement

Jay Weisenale then explained why he was asking for the waiver request for the property drive located on Parcel 147E.

Andy Hoffman made a favorable recommendation to the Board of Supervisors to grant the waiver request to Section 235-51 (E) of the West Manheim Township Subdivision and Land Development Ordinance to allow property driveway to

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exceed the 15 % slope requirement to 16%, seconded by Jeffrey Brown. In a unanimous vote of yes, by Jeff Brown, Andy Hoffman, Jim Myers and Darrell Raubenstine the **Motion carried.**

Jay then asked that the proposed drawing be added to the previous submitted drawing. Chris Toms was fine with doing that.

SIGNING OF APPROVED PLANS

None at this time.

SKETCH PLANS

A. Belmont Ridge Phases V – 205 Lots – Sketch Plan

Scott Barnhart came before the Planning Commission to hear concerns and suggestion from Planning members on Belmont Ridge Phase V. Chairman Myers requested a bike route and walking paths starting at the old road that comes up just off the Hetrick Property nears the interceptor lines. Darrell Raubenstine suggested some walking paths throughout the development.

Scott Barnhart agreed to put in snow easements wherever a cul-de-sac is located.

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, December 19, 2019 at 6 p.m.

ADJOURNMENT

Andy Hoffman made a motion to adjourn at 7:30 p.m., seconded by Jay Weisensale. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman