

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 19, 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, November 21, 2019

Andy Hoffman made a motion to approve the Minutes from the Planning meeting of Thursday, November 21, 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.

REPORT FROM ZONING OFFICER

There was no report.

ZONING CASES

None currently.

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)

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

WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING MINUTES
THURSDAY, DECEMBER 19, 2019
PAGE 2

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

Jay Weisensale made a motion to table the plan, seconded by Darrell Raubenstine. Motion carried.

- D. Keel, LP Minor Subdivision Plan, 4 lots plus 1 add on Keel, LP, and waiver requests
(Review time expires 2/19/2020)

Kris Raubenstine 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 to ask for a recommendation to the Board for plan approval.

1. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance Section 235-46(D)(6) – Table V-1 Street Design Standards. This section requires a minimum cart way width of 20” and a minimum shoulder width of 2 “ for all local roads.

Jay Weisensale made a motion for an unfavorable recommendation to the Board of Supervisors to the waiver request from the West Manheim Township Subdivision and Land Development Ordinance Section 235-46(D)(6) – Table V-1 Street Design Standards, seconded by Andy Hoffman. **Motion carried.**

2. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §228-6(E)(5)(f) - Bituminous Pavement Replacement. This section requires a minimum 12” PennDOT No. 2A Course Aggregate, 3” of 25mm Superpave Base Course, 2” of Superpave 19mm Binder Course and one-and-one-half-inch of 9.5mm Superpave Wearing Course for street construction.

Kris Raubenstine indicated that this waiver request was not applicable, so no action was necessary.

3. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-49(D)(1) Location of monuments. Monuments shall be placed at: The intersection of lines forming angles in the boundaries of the subdivision or development.

Jay Weisensale made a favorable recommendation to the Board of Supervisors to the waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-49(D)(1) Location of monuments in lieu of concrete monuments they can use steel pins, seconded by Andy Hoffman. **Motion carried.**

After a brief discussion took place on the plan, Chairman Myers asked for a motion for a recommendation to the Board of Supervisors.

Jeff Brown made a favorable recommendation to the West Manheim Township Board of Supervisors to approve the plan on the condition that the planning module is approved by DEP and the road on the developer’s side be widened for a width of 10 feet from the center line plus a 2-foot graded shoulder, seconded by Andy Hoffman. In a vote of Jeff Brown, Andy Hoffman, Jim Myers, and Jay Weisensale all voting yes and Darrell Raubenstine voting no, the **Motion carried.**

SIGNING OF APPROVED PLANS

None at this time.

SKETCH PLANS

A. Ryan P McGinn – 261 Kennedy Drive

Mr. McGinn came before the Planning Commission to discuss buying 261 Kennedy Drive then subdividing ten acres 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. McGinn is proposing to extend 50 feet in hopes of meeting the 50-foot frontage. He has no plans on subdividing the property.

Chris Toms went over his comment letter dated December 13, 2019 (copy in sketch plan file).

OTHER BUSINESS

None currently.

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 the Re-Organizational Meeting Thursday, January 16, 2020 at 6:00 pm.

ADJOURNMENT

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

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman