

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION RE-ORGANIZATION MEETING  
THURSDAY, JANUARY 16, 2020  
6:00 PM

ITEM NO. 1 Meeting Called to Order

The regular meeting of the West Manheim Township Planning Commission was called to order at 6:05 p.m. by Chairman Jim Myers, followed with the Pledge of Allegiance.

ITEM NO. 2 Roll Call

The roll was called and the following Commission Members were present: Chairman Jim Myers, Jeff Brown, Andy Hoffman, Darrell Raubenstine, and Jay Weisensale. Marc Woerner, Township Manager and Chris Toms, Township Engineer were not present. A quorum was present.

ITEM NO. 3 Re-Organization - 2020

A. Chairman

Jay Weisensale made a motion to nominate Jim Myers as Chairman of the Planning Commission, seconded by Andy Hoffman **Motion carried.**

B. Vice-Chairman

Darrell Raubenstine made a motion to nominate Andrew Hoffman as Vice-Chairman of the Planning Commission, seconded by Jay Weisensale. **Motion carried.**

C. Secretary

Andy Hoffman made a motion to nominate Darrell Raubenstine as Secretary of the Planning Commission, seconded by Jay Weisensale. **Motion carried.**

D. Recording Secretary

Jay Weisensale made a motion to keep Township Secretary Miriam Clapper as Recording Secretary of the Planning Commission, seconded by Jim Myers. **Motion carried.**

E. Establish the Meeting Dates and Times for the Planning Commission Meetings

Jay Weisensale made a motion to continue to meet the third Thursday of each month starting at 6 p.m., seconded by Jeff Brown. **Motion carried.**

ITEM No. 4 Approval of Minutes – December 19, 2019

Jay Weisensale made a motion to approve the Minutes from the December 19, 2019, Planning Commission meeting, seconded by Andy Hoffman. **Motion carried.**

ITEM NO. 5 Correspondences

Chairman Jim Myers noted there were no correspondences.

ITEM NO. 6 Visitors

Chairman Jim Myers asked were there any visitors present that wished to address the Commission and received no reply.

ITEM NO. 7 Public Comment – Items Not Listed on Agenda

Chairman Myers asked if anyone present wanted to discuss an item not listed on the Agenda and received no reply.

ITEM NO. 8 Emergency Services Group Report

Jason Baldwin, Emergency Management Coordinator was not present, no report given.

ITEM NO. 9 Report from Zoning Officer

Marc Woerner, Zoning Officer was not present, no report given.

ITEM NO. 10. Zoning Cases

(1) Case – SE and VA #01-01-02-2020

Applicant: Brunswick MOB LLC – Application for a Special Exception from the West Manheim Township Zoning Ordinance, Article I General and Legal Provisions, § 270-7 Uses not regulated. The applicant is seeking relief to place a sign above a canopy and a Variance from Article XIX Sign Regulations and Requirements, (i) §270-186.S. and (ii) Section 270, Attachment 1:2 with respect to the number of and dimensions of window signs permitted on the property.

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

Jeff Stough representing Brunswick MOB, LLC, and Jeremy Frey of Barley Snyder came before the Planning members to ask for a favorable recommendation and to answer any questions the Planning members had on the request for a special exception and a variance to the West Manheim Township Zoning Ordinance. Mr. Frey then explained the need for each of the requests. After explaining the need for the special exception request and the need for the variance request, Andy Hoffman, and Jay Weisensale each made a motion for a favorable recommendation to the Zoning Hearing Board.

Jay Weisensale made a motion for a favorable recommendation to the Zoning Hearing Board to grant the Article I General and Legal Provisions, § 270-7 Uses not regulated, seconded by Darrell Raubenstine. **Motion carried.**

Darrell Raubenstine made motion for a favorable recommendation to the Zoning Hearing Board to grant the Article XIX Sign Regulations and Requirements, §270-186.S, seconded by Jay Weisensale. **Motion carried.**

ITEM NO. 11. Subdivision and Land Development Plans

A Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot (305 dwelling units)  
(Review Time Expires 3/18/2020)

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

B. Lexington Phase 2A, 1 Lot (24 Units) Lexington Ventures, LLC  
( Review time expires 3/18/2020

Andy Hoffman made a motion to table Lexington Phase 2A, seconded by Darrell Raubenstine. **Motion carried.**

ITEM NO. 12 Signing of Approved Plans

There were no plans to be signed.

ITEM NO. 13 Sketch Plans

There were no sketch plans presented.

ITEM NO. 14 Other Business

There was none at this time.

ITEM NO. 15 Public Comment

Chairman Jim Myers asked if there were any visitors present that wished to address the Commission. There were no comments.

ITEM NO. 16 Next Meeting

The next Planning Commission meeting is scheduled for February 20, 2020 at 6:00 p.m.

ITEM NO. 17 Adjournment

Andy Hoffman made a motion to adjourn at 6:30 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

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Miriam E. Clapper, Recording Secretary

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Chairman