

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 20, 2020
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, Jeff Brown, Andy Hoffman, Darrell Raubenstine, Jay Weisensale, and Township Engineer Cory McCoy. Zoning Officer Marc Woerner was not present.

APPROVAL OF MINUTES – Re-Organization Meeting, January 16, 2020

Jay Weisensale made a motion to approve the Minutes from the Planning Commission Re-Organization meeting of Thursday, January 16, 2020, 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 Myers asked if anyone present wanted to discuss an item not listed on the Agenda and received no reply.

EMERGENCY SERVICES GROUP REPORT

Jason Baldwin, Emergency Services was not present.

REPORT FROM ZONING OFFICER

Marc Woerner, Zoning Officer was not present.

ZONING CASES

None at this time.

SUBDIVISION AND LAND DEVELOPMENT PLANS

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

Mickey Thompson, Kyle Gillespie and Ted Decker were here to represent Burkentine Builders. Mr. Thompson explained that he and Kyle Gillespie were the new hires at Burkentine Builders, and they were here to ask for an extension request for Belmont Ridge Phases 3 and 4.

1. Extension request for Belmont Ridge Phase 3 and Phase 4 through June 18, 2020

Jay Weisensale made a motion to recommend that the West Manheim Township Board of Supervisors to grant the extension request for Belmont Ridge Phase 3 and Phase 4 through June 18, 2020, seconded Andy Hoffman. **Motion carried.**

B. Lexington Phase 2A, 1 Lot (24 Units) Lexington Ventures, LLC

(Review time expires 3/18/2020)

Mr. Thompson then explained the need for the waiver request to Section 221-19.C.3 of the West Manheim Township Stormwater Management Ordinance and gave an overview of the development along with addressing the Township Engineer's comments dated February 20, 2020 (copy on file) concerning the need for a zoning map change. After Mr. Thompson addressed the engineer's comments, Township Engineer Cory McCoy explained the need for the zoning map change and addressed all his comments.

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. The request will allow the use of 3:1 slopes provided that they are stabilized with a steep slopes maintenance grass cover.

Chairman Jim Myers made a motion to recommend to the West Manheim Township Board of Supervisor 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, seconded by Jay Weisensale. **Motion carried.**

2. Extension request for Lexington Phase 2A through June 18, 2020

Chairman Jim Myers stated that the extension request was received and moved onto item number 3.

3. Correction of name on Lexington 2A Preliminary Plan to Lexington 2A Preliminary/Final Land Dev.

Township Engineer Cory McCoy explained that the township did receive a request for the name change but felt that it should be in the form of a waiver to Section 235-10 A and B of the West Manheim Township Subdivision and Land Development Ordinance. A discussion took place on why the waiver request was needed, how the plan was reviewed and if the name change would affect the layout of the plan. After discussing the request, Chairman Jim Myers asked for a motion on the request.

Chairman Jim Myers made a motion to recommend to the West Manheim Township Board of Supervisors grant the request to go from a preliminary plan to a preliminary/final plan. Motion died for lack of a second.

After further discussion on the plan, a motion was made to table the plan.

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

West Manheim Township
Planning Commission Meeting
Thursday, February 20, 2020
Page 3

SKETCH PLANS

None at this time.

OTHER BUSINESS

None at this time

PUBLIC COMMENT

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

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, March 19, 2020 at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 6:50 p.m., seconded by Darrell Raubenstine. The motion carried.

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman