

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, APRIL 16, 2020
6:00 PM

MEETING CALLED TO ORDER

The regular meeting of the West Manheim Township Planning Commission was held virtually due to the Corona Virus Pandemic and 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 Manager Marc Woerner, Township Engineer Cory McCoy, and recording secretary Miriam Clapper.

Also, present for the virtual meeting were Ted Decker, Mickey Thompson, Kyle Gillespie, James Redd and Laverne Redd.

APPROVAL OF MINUTES – Regular Meeting Minutes, February 20, 2020

Andy Hoffman made a motion to approve the Minutes from the Planning Commission meeting of Thursday, February 20, 2020, seconded by Jeff Brown. 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 was not present for the virtual planning commission meeting.

REPORT FROM ZONING OFFICER

Marc Woerner Zoning Officer has nothing new to report other than what was already on the agenda.

ZONING CASES

A. Case – VA #02 - 03-17-2020

Applicant: James V. Redd. – Application for a Variance from the West Manheim Township Zoning Ordinance, Article XV, § 270-92 Fences and wall. The Applicant is seeking a variance to fences not to be located on easement, right-of-way or property line.

Location of Applicants' property: 1963 Oak Hills Drive, Hanover, PA 17331

Mr. James Redd along with his wife Laverne came before the Planning members to ask for a favorable recommendation to the Zoning Hearing Board to install a fence located over an existing easement. After Mr. Redd gave an overview of the need for the fence and answered any concerns by the Planning members, Chairman Myers asked for a decision on Mr. Redd's request.

Andy Hoffman made a motion for a favorable recommendation to the Zoning Hearing Board to grant the variance request to Article XV, § 270-92 Fences and wall, seconded by Jeff Brown. **Motion carried.**

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Whitetail Ridge Phase 2 – 6 lots Minor Subdivision Plan

Ted Decker representing Whitetail Ridge Phase 2 – 6 lots Minor 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 pointed out on the subdivision plan the proposed changes to all parcels and why the waivers were being asked. After all questions were satisfied, Chairman Myers asked for a motion on the waiver requests.

1. Waiver request to Article III Section 235.10.A. Minor Subdivision and Land Development Plans of the West Manheim Township Subdivision and Land Development Ordinance to allow this plan to be considered as a Minor Subdivision Plan.

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request to Article III Section 235.10.A. Minor Subdivision and Land Development Plans of the West Manheim Township Subdivision and Land Development Ordinance to allow this plan to be considered as a Minor Subdivision Plan, seconded by Andy Hoffman. In a vote of three "yays" by Jeff Brown, Andy Hoffman, Jay Weisensale and two "nays" by Jim Myers, and Darrell Raubenstine the **Motion carried.**

2. Waiver request to Article III Section 235.36.C.1.a Hydrogeologic and Ground Water Assessment Report of the West Manheim Township Subdivision and Land Development Ordinance to waive the requirement for a study due to a study being performed on the Wyndsong Subdivision within 1000 feet of the site.

Chairman Jim Myers asked Mr. Decker if it was his understanding that the waiver for the hydrogeologic and ground water assessment was not needed because the test had been done. Mr. Decker agreed and asked for the waiver request to Article III Section 235.36.C.1.a Hydrogeologic and Ground Water Assessment be withdrawn.

Chairman Jim Myers then pointed out that the Planning Members had received an email asking for consideration for a waiver to Article V – Street Design Criteria - Section 235-45.B.9 Existing Streets for relief from public improvements to Dubs Church Road according to Section 235-46.

Ted Decker then explained the reason for the request was no public improvements in the vicinity and the proposed lots are large and there 6 total lots proposed for the entire frontage. The Planning members and Mr. Decker discussed and answered any questions on the waiver request. Once all questions had been satisfied, Chairman Myers asked for a motion.

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Andy Hoffman made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request on the condition that the road frontage for each lot is graded to accommodate future cartway improvements to the Township standard width, seconded by Darrell Raubenstine. **Motion carried.**

SKETCH PLANS

None at this time.

SIGNING OF APPROVED PLANS

None at this time.

OTHER BUSINESS

None currently

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, May 21, 2019 at 6 p.m.

ADJOURNMENT

Darrell Raubenstine made a motion to adjourn at 6:57 p.m., seconded by Jay Weisensale. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman