

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MAY 21, 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, Andy Hoffman, Jeffrey Brown, Darrell Raubenstine, Jay Weisensale, Township Manager Marc Woerner, Township Engineer Cory McCoy, and recording secretary Miriam Clapper.

APPROVAL OF MINUTES – Regular Meeting Minutes, April 16, 2020

Andy Hoffman made a motion to approve the Minutes from the Planning Commission meeting of Thursday, April 16, 2020, 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 Myers asked if anyone present wanted to discuss an item not listed on the Agenda and received no reply.

EMERGENCY SERVICES GROUP REPORT

EMC Jason Baldwin was not present.

REPORT FROM ZONING OFFICER

Marc Woerner Zoning Officer reported that the Redd Zoning Hearing Board application to place a fence in an easement was granted.

ZONING CASES

A. West Manheim Township Suburban Residential Zoning Map Change – Lexington 2A

Zoning Officer Marc Woerner explained that the current zoning map does not match the parcel boundaries of Lexington 2A. Chairman Myers pointed out that the Planning members received information that in 2004 a request was made for an

amendment to the Zoning Ordinance and re-zoning by the Austin Group (Northfields) and received it. Marc explained that the zoning map does not reflect those changes. He explained that it is a housekeeping item so the plan can keep moving forward.

Andy Hoffman made a motion for a favorable recommendation to the Board of Supervisors to make the correction to match what was previously approved by the sitting Board of Supervisors on February 17, 2004, seconded by Jay Weisensale. **Motion carried.**

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Belmont Ridge Phase V – 203 Lot – Preliminary Plan (review time expires 06/05/2020)

Ed VanArsdale from Warehaus Engineering representing, Burkentine and Sons Builders for Belmont Ridge Phase V came before the Planning Commission to ask for a favorable recommendation to the Board of Supervisors on the waiver requests for Belmont Ridge Phase V – 205 Lots Preliminary Plan. He indicated that the first waiver request was suggested by emergency management for moving emergency equipment and the public works for snow plowing. After discussing the waiver request Chairman Myers asked for a motion on the first waiver request.

1. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance Section 235-45B(5)(A) CUL-DE-SAC STREETS – request to construct one(1) cul-de-sac street adhering to Sections 235-45B(5)(B)(1)(2) & 235-45f for design standards.

Jay Weisensale made a motion for an unfavorable recommendation to the West Manheim Township Board of Supervisor to deny the waiver request to the West Manheim Township Subdivision and Land Development Ordinance Section 235-45B(5)(A) CUL-DE-SAC STREETS – request to construct one(1) cul-de-sac street adhering to Sections 235-45B(5)(B)(1)(2) & 235-45f for design standards, seconded by Darrell Raubenstine. In a vote of Jeff Brown, Andy Hoffman, Darrell Raubenstine and Jay Weisensale voting “yea” and Jim Myers voting “nay” the **Motion carried.**

2. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance Section 235-61 & 62 COMMON OPEN SPACE & RECREATIONAL FACILITIES – request a waiver of the requirements of this section and to submit a fee-in-lieu.

Darrell Raubenstine made a favorable recommendation to the West Manheim Township Board of Supervisor to grant the waiver request to the West Manheim Township Subdivision and Land Development Ordinance Section 235-61 & 62 COMMON OPEN SPACE & RECREATIONAL FACILITIES – request a waiver of the requirements of this section and to submit a fee-in-lieu, seconded by Jay Weisensale. **Motion carried.**

At this time, Mr. VanArsdale presented a third waiver request to address comments from C.S. Davidson’s comments letter dated April 27, 2020.

3. SALDO 235-33A(2)(a) – DRAFTING STANDARD – Request a waiver to present plans at scales of 150 feet to the inch and 200 feet to the inch in order to present the entire parcel on one sheet for clarity and to show the entire parcel in relation to adjacent phases of the Belmont Ridge project.

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisor to grant the waiver request to the West Manheim Township Subdivision and Land Development Ordinance Section SALDO 235-33A(2)(a) – DRAFTING STANDARD – Request a waiver to present plans at scales of 150 feet to the inch and 200 feet to the inch, seconded by Andy Hoffman. **Motion carried.**

At this point in the meeting, Andy Hoffman asked the Chairman to add Item 4 to the agenda as a formal request to the Supervisors that the Planning members believe they found a way to connect Angus Drive to this development, which Andy indicated he wanted a motion to that effect. Darrell Raubenstine then asked if the Planning members wanted to include Road “E” and Road “F” to the property line, which he indicated that the engineer for the Developer stated they would do. Chairman Myers reminded Darrell Raubenstine that was already taken care of under item #1. Darrell Raubenstine then admitted that it had already been taken care of under item #1.

Andy Hoffman made a motion for a formal recommendation that Angus Drive be connected to this development, seconded by Jeff Brown. At this point, Mickey Thompson, in-house counsel for the Developer approached the Planning members to question how the Planning members could make a motion on something that is not on the agenda and that they denied the waiver that this motion was attached. He then stated to make a formal recommendation upon a plan that is not before the Planning members to go to the Supervisors was detrimental to his client’s plan and impacts the Developer’s ability to move to the next level to have the township act on the plan. He expressed that it prejudices him and his client going to the next level and he didn’t know what the actual purposes of it, was other than to scuttle the plan as it goes to the next level of review. He again questioned, the need for the motion.

Andy Hoffman explained that the Supervisors are aware of the discussion that they had that was important to the Planning Commission. Burkentine Counsel Mickey Thompson then asked why they couldn’t go to a board of supervisors meeting and bring that to the Board at that time. Andy Hoffman explained that planning minutes go to the Board of Supervisors to which Mickey Thompson stated since that was the case he wanted to make an objection to that; so that if that becomes an appealable event, then he would have a right to appeal that in court.

Darrell Raubenstine asked about the third waiver that the Planning members gave to them and Chairman Jim Myers stated it was not on the agenda. Darrell Raubenstine then suggested that the minutes should reflect that the third waiver was not on the agenda. Ed VanArsdale explained that it was on the Township’s Engineer’s comments to seek that waiver. Mickey Thompson had no objection to that waiver. He explained that as an attorney if he did not get his objection on the record, and it would go on to further court review, he did not want it to be deemed that he waves the motion. After discussing the motion, Chairman Jim Myers asked for a vote on the motion. In a vote of Jeff Brown, Andy Hoffman, Darrell Raubenstine and Jay Weisensale voting “yea” and Jim Myers voting “nay” the **Motion carried.**

B. Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot

(Review Time Expires 6/18/2020)

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

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

C. Lexington 2A Preliminary/Final Land Dev. (review time expires 06/18/2020)

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

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors to grant the extension request for Lexington Phase 2A through September 18, 2020, seconded by Jay Weisensale. Motion carried.

D. West Manheim Township Preliminary/Final Land Development Plan (Review Time Expires 6/3/2020)

1. Waiver request to Section 305.A to allow the Land Development Plan to proceed as a Final Plain waiving the Preliminary Plan Review

Jay Weisensale made a motion favorable recommendation to the Board of Supervisors to grant the waiver request to Section 305.A to allow the Land Development Plan to proceed as a Final Plan waiving the Preliminary Plan Review, seconded by Darrell Raubenstine. **Motion carried.**

2. Waiver request to Section 512. Sidewalks – to waive the requirement to install sidewalks along Baltimore Pike

Andy Hoffman made a motion for an unfavorable recommendation to the Board of Supervisors to deny the waiver request to Section 512. Sidewalks – to waive the requirement to install sidewalks along Baltimore Pike, seconded by Darrell Raubenstine. **Motion carried.**

3. Waiver request to Section 513 Curbing – to waive the requirement to install curbing along Baltimore Pike

After discussing whether curbing was necessary, no recommendation was made.

E. High Pointe at Rojen Farms South Section – Phases IID – IIE – IIF Final Subdivision and Land Development Plan
(Review Time Expires 6/18/2020)

Robert Sharrah of Sharrah Design Group, Inc. came before the Board to answer any questions or concerns that the Board might have on High Pointe at Rojen Farms South Section – Phases IID – IIE – IIF Final Subdivision and Land Development Plan and to ask for a favorable recommendation to the Board of Supervisors for final plan approval. He informed the Planning members that these are the last phases of Rojen Farms South Section.

Chairman Myers pointed out on page LD9 between lots 391 and 392 the pedestrian walkway lines are missing.

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors to approve the High Pointe at Rojen Farms South Section – Phases IID – IIE – IIF Final Subdivision and Land Development Plan with a note that the pedestrian wide easement is put through lot 391 and lot 392 to Eneface Crest Road on page LD9, seconded by Jeff Brown. **Motion carried.**

F. Homestead Acres Phases 4 - Final Subdivision Plan

Jay Weisensale made a motion to table Homestead Acres Phases 4 - Final Subdivision Plan, seconded by Andy Hoffman. **Motion carried.**

SKETCH PLANS

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Chairman Myers informed the Planning members they needed to sign the Keel, LP – Minor Subdivision Plan.

SIGNING OF APPROVED PLANS

None at this time.

OTHER BUSINESS

None currently

PUBLIC COMMENT

Chairman Jim Myers asked if there were any public comments and Jay Weisensale brought up a resident concern on outside burning. Jeff Brown brought his concerns about Amish buggies that travel the roads in West Manheim Township and suggested that the Township place road signs warning travelers

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, June 18, 2020 at 6 p.m.

ADJOURNMENT

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

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman