

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JUNE 18 , 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, Darrell Raubenstine, Jay Weisensale, Interim Township Manager Mike Bowersox, Township Engineer Cory McCoy, and recording secretary Miriam Clapper. Jeffrey Brown was not present

APPROVAL OF MINUTES – Regular Meeting Minutes, May 21, 2020

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

No report was given at this time.

ZONING CASES

(1) Case – VA #03 - 06-03-2020

Applicant: Chris Graham. – Applicant is asking for a variance from the West Manheim Township Zoning Ordinance, Article XV, § 270-90(D) Accessory buildings. The Applicant is requesting to place an 8’x12’ shed two feet directly in back of his home next to his deck.

Location of Applicants' property: 55 Knobby Hook Drive, Hanover, PA 17331

Chris Graham came before the Planning members to ask for a favorable recommendation on his variance request. He explained to the Planning members that the layout of his property does not allow him to place the shed 10 feet away from his residence. After addressing the concerns and questions that the Planning members had, Chairman Myers asked for a motion on Mr. Graham's request.

Jay Weisensale made a motion for a favorable recommendation to the Zoning Hearing Board to grant the variance request, seconded by Jim Myers. In a vote of those Planning members that were present, Chairman Jim Myers, Andy Hoffman, and Jay Weisensale vote "yay" and Darrell Raubenstine voted "nay". **Motion carried.**

(2) Case – VA #4-06-04-2020

Applicant: Christopher Bosley – Application is asking for a variance from the West Manheim Township Zoning Ordinance, Article VIII, § 270-53 Area regulations. The Applicant is requesting a variance to encroach 15 feet into 30-foot side setback.

Location of Applicants' property: 2514 Pleasant Hill Road, Hanover, PA 17331

Christopher Bosley came before the Planning members to ask for a favorable recommendation on his variance request. He explained to the Planning members his property is narrow and limits where he can put an addition on his home. After addressing the concerns and questions that the Planning members had, Chairman Myers asked for a motion on Mr. Graham's request.

Andy Hoffman made a motion for a favorable recommendation to the Zoning Hearing Board to grant the variance request, seconded by Jay Weisensale. Before the vote was taken, Darrell Raubenstine asked that Mr. Hoffman to amend his motion to say that the reason the Planning members were allowing this was that the property no longer abutted farmland. **Motion carried.**

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Whitetail Ridge Phase 2 – 6 lots Minor Subdivision Plan (Review Time Expires 7/04/2020)

1. Extension request for Whitetail Ridge Phase 2 – 6 lots Minor Subdivision Plan thru September 15, 2020

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 for the extension request and to answer any questions the members had on the plan.

Darrell Raubenstine made a motion for a favorable recommendation to grant the extension request for Whitetail Ridge Phase 2 – 6 lots Minor Subdivision Plan thru September 15, 2020, seconded by Jay Weisensale. **Motion carried.**

Township Engineer Cory McCoy went over each of his comments from his engineer letter dated June 18, 2020. As he went over his comments, representatives for Whitetail Ridge Phase 2 and the Planning Commission discussed the plan.

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Once all questions and concerns had been satisfied Chairman Myers asked for a motion on the request for conditional approval of Whitetail Ridge Phase 2 Minor Subdivision Plan.

Andy Hoffman made a motion for favorable recommendation to the Board of Supervisors on the condition that all engineer comments of letter dated June 18, 2020 are met, seconded by Jay Weisensale. **Motion carried.**

B. Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot
(Review Time Expires 9/18/2020)

Ted Decker representing Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot came before the Planning members to ask for a favorable recommendation to Board of Supervisors to approve Belmont Ridge Phase 3 and Phase 4.

Township Engineer Cory McCoy went over each of his comments from his engineer letter dated June 12, 2020, along with a letter from Structural Engineering Resources, LLC dated May 29, 2020 concerning the existing silo located on Belmont Ridge Phase 3 and 4. As he went over his comments, representatives for Belmont Ridge Phase 3 and Phase 4 – 2 lot and the Planning Commission discussed the plan.

Jay Weisensale made a motion for favorable recommendation to the Board of Supervisors on the condition that all engineer comments of letter dated June 12, 2020 are met, seconded by Andy Hoffman. Chairman Myers asked if there was any discussion on the vote and Darrell Raubenstine asked for correspondence that Burkentine had approached the church asking for a right of way through the church’s property to connect this subdivision to Brunswick Drive. Council for Burkentine objected to the request that if such correspondence did exist, those correspondence would be inadmissible in court; therefore, he would not wave his rights under the Rule of Evidence to give them to planning members. When all discussion ended, Chairman Myers asked for the vote.

In a vote of the Planning members present, Andy Hoffman and Jay Weisensale voted “yay” and Chairman Myers and Darrell Raubenstine voted “nay” the Motion was DENIED.

C. Homestead Acres Phases 4 - Final Subdivision Plan

Scott Bert of HRG and Scott Felch of JA Myers Builders were present representing Homestead Acres Phases 4 - Final Subdivision Plan came before the Planning members to ask for a favorable recommendation to Board of Supervisors on the Homestead Acres Phases 4 - Final Subdivision Plan.

Darrell Raubenstine made a motion for favorable recommendation to the Board of Supervisors on the condition that all engineer comments of letter dated May 18, 2020 are met seconded by Jim Myers. **Motion carried.**

SKETCH PLANS

No sketch plans were submitted for review.

SIGNING OF APPROVED PLANS

There were no plans that needed signatures.

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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