

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 19, 2020
6:00 PM

MEETING CALLED TO ORDER

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

ROLL CALL

The roll was called, and the following Commission Members were present: Chairman Jim Myers, Jeffrey Brown, Andy Hoffman, Darrell Raubenstine, Jay Weisensale, along with Interim Township Manager Mike Bowersox, Township Engineer Cory McCoy, and Miriam Clapper, recording secretary were present.

APPROVAL OF MINUTES – Regular Meeting Minutes, October 15, 2020

Jay Weisensale made a motion to approve the Minutes from the Planning Commission meeting of Thursday, October 15, 2020, as corrected seconded by Jeff Brown. **Motion carried.** The minutes reflected that Cory McCoy was present for the October 15, 2020, when it was Township Engineer Chris Toms.

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. Mickey Thompson representing Burkentine and Sons Builders approached the Planning members to update them on the Belmont Ridge Phase V Preliminary Plan. He explained that they met with the Township's Engineers and staff to discuss the changes that they are making to this plan. He then gave the Planning Commission a revised plan of Belmont Phase V Preliminary Plan.

EMERGENCY SERVICES GROUP REPORT

EMC Jason Baldwin was not present.

ZONING MATTERS

Interim Manager Michael Bowersox reported that there would be no zoning hearing in November but would have a hearing in December concerning Prinland Heights Subdivision located behind the township building. Day Farm Partner, LLC is asking for relief from the front setback requirement. Interim Manager Michael Bowersox

explained that based on the lots that the developer is proposing and where the homes must be placed each property would have a very small backyard. The developer would like to encroach into the front setback by 15 feet.

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Sewage Planning Module Component 4A – Dusman Farm

Ted Decker came before the Planning members to get approval of the Sewage Planning Module Component 4A – Dusman Farm.

Jay Weisensale made a motion authorizing the Township Secretary to sign the Component 4A of the Sewage Planning Module for the Dusman Farm, seconded by Darrell Raubenstine. **Motion carried.**

B. Sewage Planning Module Component 4A – Keel, LP – Phase II

Jay Weisensale made a motion to table Sewage Planning Module Component 4A – Keel, LP – Phase II, seconded by Darrell Raubenstine. **Motion carried.**

After the motion, Chairman Myers asked to act on the extension request for Belmont Ridge Phase V since the Act 537 discussion would take some time and Mickey Thompson representing Burkentine and Sons Builders for Belmont Ridge Phase V was present.

C. Act 537

Cory McCoy Township Engineer informed the Planning members that before them were two responses to the Act 537 Plan required review by the West Manheim Township Planning Commission and York County Planning Commission. Mr. McCoy informed the Planning members that C.S. Davidson would need to respond to York County Planning Commission's recommendations and both West Manheim Township's and York County Planning Commission's responses would be added to the Act 537 Plan to go to DEP.

Discussion took place on the Act 537 Plan and the requirement for the update. Specifically, the plan requires an update to resolve water quality issues in Area 6 and the sale of the sewer collection system. After the discussion, Chairman Myers asked if any action was needed. Township Engineer Cory McCoy explained that a decision was needed. Township Engineer Cory McCoy told them that the Planning members could offer their opinions as part of the motion.

Jay Weisensale made a motion recommending that Area 6 be connected to public sewer with or without the sale of the township's sewer system. Andy Hoffman was opposed to that but felt public water was needed in Area 6 as an alternate solution. Jay Weisensale's motion failed due to no second.

Darrell Raubenstine stated that the Planning Commission members could recommend moving the Act 537 Plan forward but that the Planning members were not in favor of selling the sewer system.

More discussion took place where Planning member Andy Hoffman felt the township was moving in the right direction by selling the sewer system.

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Darrell Raubenstine then made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to move forward in submitting the Act 537 Plan to DEP, noting that they do not agree with the sale of the sanitary sewer system, seconded by Jay Weisensale. In a vote of four to one, Jeff Brown, Jim Myers, Darrell Raubenstine and Jay Weisensale voting “yay” and Andy Hoffman voting “nay”, the **Motion carried.**

D. Extension Request Belmont Ridge Phase V

Darrell Raubenstine made a motion for a favorable recommendation to the Board of Supervisors to grant the extension request through March 16, 2021, seconded by Andy Hoffman. **Motion carried.**

SIGNING OF APPROVED PLANS: None

OTHER BUSINESS: None

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, December 17, 2020 at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 7:20 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

Miriam Clapper, Recording Secretary

Chairman