

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, MAY 16, 2019  
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 Vice Chairman Andy Hoffman, followed with the Pledge of Allegiance.

ROLL CALL

The roll was called, and the following Commission Members were present: Andy Hoffman, Jeffrey Brown, Darrell Raubenstine, Jay Weisensale, Township Engineer Chris Toms, and Township Manager Marc Woerner. Chairman James Myers joined the meeting at 6:05 p.m.

APPROVAL OF MINUTES – Regular Meeting Minutes, April 18, 2019

Jeffrey Brown made a motion to approve the Minutes from the Planning meeting of Thursday, April 18, 2019, seconded by Andy Hoffman. Motion carried.

CORRESPONDENCE

Vice Chairman Andy Hoffman indicated they did not receive any correspondences.

VISITORS

Vice Chairman Andy Hoffman asked if there were any visitors present that wished to address the Commission and received no reply.

PUBLIC COMMENT – ITEMS NOT LISTED ON AGENDA

Vice Chairman Andy Hoffman asked if anyone present wanted to discuss an item not listed on the Agenda and received no reply.

EMERGENCY SERVICES GROUP REPORT

Vice Chairman Andy Hoffman indicated there was no Emergency Services report.

REPORT FROM ZONING OFFICER

Marc Woerner Zoning Officer reported that the case they had heard at the April 18 Planning Commission on setbacks on Black Rock Road would be held on May 23, 2019.

OLD BUSINESS

Chairman Myers indicated there was no old business to discuss.

NEW BUSINESS

A. Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot (305 dwelling units) and waiver request  
(Review Time Expires 7/3/2019)

1. Request for a Waiver to the West Manheim Township Board of Supervisors to grant the following waivers to the Subdivision and Land Development Ordinance (SALDO)

A. Waiver - SECTION 505. D.4. This section states that the maximum grade for fifty (50) feet on each side of an intersection may not exceed four (4) percent. The waiver request would allow the proposed intersection of Belmont Boulevard and Ridgeview Lane to exceed that slope on the southern approach. The reason for the request is due to the natural grade of the site in that area and the approaching street grade.

Scott Barnhart of Burkentine and Sons Builders and Ted Decker of GHI Engineer both representing the developer for Belmont Ridge Phases 3 and 4 came before the Planning Commission to answer an questions or concerns with their request for a favorable recommendation to the developer waiver request to Section 505.D.4.

Due to the absence of the Township's Engineer, Chairman Myers read a memo from the engineer (copy in file). He noted in his report that the waiver request should be from section 235-46.D (4) and that he recommended approving the waiver request. He explained that C.S. Davidson found the request reasonable and that strict compliance with the ordinance would yield steeper street slopes beyond the first 50 feet.

Andy Hoffman made a favorable recommendation to the Board of Supervisors to grant the waiver request, seconded by Jay Weisensale. **Motion carried.**

B. Day Farm Partners, LLC - Prinland Heights – 104 lot Preliminary Subdivision Plan and waiver request  
(Review Time Expires 7/3/2019)

1. Request for a Waiver to the West Manheim Township Board of Supervisors to grant the following waivers to the Subdivision and Land Development Ordinance (SALDO)

A. Waiver -SECTION 235-46 D. (4), The extension of existing streets which are presently constructed with a cart way different from the standards of this chapter shall be provided with a transition area in accordance with PennDOT standards, the design of which is subject to Township approval. The waiver request is to allow an 80-foot and a 102 feet vertical curve length for two (2) vertical curves proposed in the street profile identified as Mike Drive.

John D. Runge, Gordon L. Brown & Associates, Inc. representing Day Farm Partners, LLC's Prinland Heights Subdivision came before the Planning Commission to answer any questions or concerns with their request for a favorable recommendation to the developer's waiver request to Section 235-46 D. (3).

After discussing the waiver request and the proposed rear access to the township property, the Planning members did not support the waiver request

Darrell Raubenstine made a motion to deny the waiver request to Section 235-46D. (3), with no second the motion died. The Planning Commission made no recommendation. They did suggest that the engineer for the developer review the original subdivision plan and that the plan could go before the Board of Supervisors.

C. High Pointe at Rojen Farms Preliminary Plan - Penn South

Robert Sharrah of Sharrah Design Group, Inc., came before the Planning members to ask for a favorable recommendation for the section of the High Pointe at Rojen Farms Preliminary Plan - Penn South located in West Manheim Township. He explained that all the dwelling units to be built are in Penn Township.

In a memo for the township engineer dated May 16, 2019 Agenda Items indicated that C.S. Davidson could not identify any ordinance concerns on the plan and recommended that the Planning Commission give approval of the plan conditioned on Penn Township's approval.

Jay Weisensale made a favorable recommendation to the Board of Supervisors on the condition that Penn Township approves the High Pointe at Rojen Farms Preliminary Plan - Penn South, seconded by Darrell Raubenstine. **Motion carried.**

D. Variance Request Case – VA #03-04-29-2019

Applicant Name: St. David's United Church of Christ - Application for a Variance from the West Manheim Township Zoning Ordinance, Article XIX, Sign Regulations and Requirements § 270-186 General regulations for all signs. The applicant is seeking a variance to replace their current sign with an internally illuminated sign cabinet 3/16" white polycarbonate faces with translucent vinyl and/or digitally printed graphics digital signage.

Location: 61 Hobart ROAD, WEST MANHEIM TOWNSHIP

Weldon Green representing St. David's Church came before the Planning members to ask for a favorable recommendation to the Zoning Hearing Board concerning the variance request to replace their current sign. A representative from Strickler Sign was also present to answer any question the Planning members had concerning the variance request.

Mr. Green informed the members that the reason for changing the sign, are safety, and church growth. The sign currently needs to be replaced due to the condition of the current sign and the new sign. He explained the new sign will be internally illuminated sign cabinet with a 3/16" white poly-carbonated faces with translucent vinyl and/or digitally printed graphics and electronic message center

Darrell Raubenstine made a favorable recommendation to the Zoning Hearing Board to grant the variance from the West Manheim Township Zoning Ordinance, Article XIX, Sign Regulations and Requirements § 270-186 General regulations for all signs Church, seconded Jay Weisensale. **Motion carried.**

SIGNING OF APPROVED PLANS

None at this time.

SKETCH PLANS

A. Keith D. Smith – Sketch Plan

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Reg Baugher from Hanover Land Services was present to represent the Keith D. Smith Sketch Plan for the parcel at 2150 Impounding Dam Road. He came before the commission to discuss the need for the cul-de-sac and the prime agricultural soils that the township does not want to be disturbed.

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, June 20, 2019 at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 8 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

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Miriam E. Clapper, Recording Secretary

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Chairman