

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JUNE 17, 2021
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. The meeting was also held virtually through the GoToMeeting video conferencing software.

ROLL CALL

The roll was called, and the following Commission Members were present: Chairman Jim Myers, Jeff Brown, Andy Hoffman, Darrell Raubenstine, Township Manager Michael Bowersox, Township Engineer Cory McCoy, and Miriam Clapper, recording secretary. Jay Weisensale was not present.

APPROVAL OF MINUTES – Regular Meeting Minutes, May 20, 2021

Andy Hoffman made a motion to approve the Minutes from the meeting of Thursday, May 20, 2021, seconded by Jeff Brown. **Motion carried.**

CORRESPONDENCE

Chairman Jim Myers acknowledged the Planning Commission did not receive any correspondence.

VISITORS

Chairman Jim Myers asked if there was anyone present or online 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.

ZONING MATTER

Zoning Officer Michael Bowersox reported that there were no zoning hearing cases scheduled for May.

Zoning Officer Michael Bowersox also informed the Planning members that the West Manheim Township Board of Supervisors granted the Wassermans' waiver request for their driveway.

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Extension request for Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 06/16/2021).

Jay Weisensale made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the extension request Belmont Ridge Phase V, seconded by Andy Hoffman. **Motion carried.**

B. High Pointe at Rogen Farm Penn South Phase S2 (Review Times expires on 08/18/2021)

Township Engineer Cory McCoy informed the Planning Commission members that 95 percent of the plan is in Penn Township and all improvements are also in Penn Township. Cory suggested when making the motion that they make it conditional on Penn Township approving the plan.

Darrell Raubenstine made a favorable recommendation to the West Manheim Township Board of Supervisors to approve the plan if there are no sewer or water responsibilities for West Manheim Township, seconded by Jay Weisensale. **Motion carried.**

C. Lexington Phase 2A Preliminary/Final Plan - 1 Lot (24 Units) (Review time expires 08/18/2021) and waiver request to the requirement of Submission Fees

Kyle Gillespie, Land Development Manager for Burkentine and Meghan Anderson from Group Hanover, Inc. were present to address any questions that the Planning members had on the plan. Mr. Gillespie explained that it was a new plan, the earlier plan that received conditional approval showed that Lexington Phase 2A would be combined with Lexington Phase 2. He explained that the developer no longer wanted to combine the two lots making it necessary to submit a new plan. Mr. Gillespie told the Planning members that they had addressed comments from C.S. Davidson and will address comments from Cory McCoy that they received after submitting the plan. He told the Planning members that Township Engineer Chris Toms suggested that the developer ask for a waiver request to the requirement of submission fees since the plan is the same as what was previously approved.

Township Engineer Cory McCoy went over his comments (copy on file). After further discussion on the plan, Chairman Myers asked for a motion on the plan.

Andy Hoffman made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the Lexington Phase 2A Preliminary/Final Plan - 1 Lot (24 Units) with the understanding that all engineer comments are addressed, seconded by Jay Weisensale. In a vote of Jeff Brown, Andy Hoffman, Jim Myers, and Jay Weisensale voting “yes” and Darrell Raubenstine voting “no”, the **Motion carried.**

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the request to waive the requirement of submission fees, seconded by Andy Hoffman. In a

vote of Jeff Brown, Andy Hoffman, Jim Myers, and Jay Weisensale voting “yes” and Darrell Raubenstine voting “no”, the **Motion carried.**

SIGNING OF APPROVED PLANS - None.

OTHER BUSINESS

Jeff Brown wanted to know if the High Pointe at Rogen Farm Penn South Phase S2 plan received the same comments that Lexington Phase 2 received about the property owner signing the O&M agreement and would they be subject to the Municipal Stormwater Maintenance Fund costs.

After discussing the stormwater basin in High Pointe at Rogen Farm Penn South Phase S2 plan, Township Engineer Cory McCoy told the Planning members that he would discuss who handles the stormwater basin in Phase S2 and if it is a shared responsibility, how would those responsibilities be divided.

PUBLIC COMMENT

Chairman Jim Myers acknowledged that there was no one from the public or attending through GoToMeeting present.

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, June 17, 2021, at 6 p.m.

ADJOURNMENT

Jay Weisensale made a motion to adjourn at 6:45 p.m., seconded by Andy Hoffman. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman

West Manheim Township
Planning Commission Meeting
Thursday, June 17, 2021
Page 2

West Manheim Township
Planning Commission Meeting
Thursday, June 17, 2021
Page 3