

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

Before a vote was taken on the Minutes of May 20, 2021, Jeff Brown wanted to know what was decided on who would handle the stormwater basin in High Pointe at Rojen Farm Penn South Phase S2. Township Engineer Cory McCoy told the Planning members that he had spoken with Robert Sharrah, developer's engineer, and Mr. Sharrah said that he would add a note on the plan saying who would handle the maintenance of the stormwater basin in the township.

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 June.

SUBDIVISION AND LAND DEVELOPMENT PLANS

Lee Faircloth of Gordon L. Brown & Associates, Inc. was present along with Mr. Robert Utz to explain and answer any questions the Planning members had on the Chester B. (Deceased) & Margie M. Utz Lots 1 & 2 Robert L. & Susan Feeser Utz BE-96 - 3 Lots - Final Subdivision Plan. Mr. Faircloth explained that the farm owned by Chester and Margie Utz is a 60-acre farm (Lot #1) is subdividing 11.25 acres (Lot #2) from their property and adding that to Robert and Susan Feeser Utz property. He added no new construction would take place, strictly a transfer of land. He then explained why they are asking for the waiver on the plan scale. He explained by doing the 150 feet per one inch it allows for the entire property to be viewed. Mr. Faircloth told the Planning members that since this is just a land transfer and no building or development involved, there was no need for benchmarks.

A. Chester B. (Deceased) & Margie M. Utz Lots 1 & 2 Robert L. & Susan Feeser Utz BE-96 - 3 Lots - Final Subdivision Plan

1. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance Article IV Section 235-33.A.(4)(d) Plan Location - A benchmark shall be established.

Andy Hoffman made a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request to the West Manheim Township Subdivision and Land Development Ordinance Article IV Section 235-33.A.(4)(d) Plan Location - A benchmark shall be established, seconded by Darrell Raubenstine. **Motion carried.**

2. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance Article IV Section 235-33.A.(2)(a) Plan scale.

Andy Hoffman made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request to the West Manheim Township Subdivision and Land Development Ordinance Article IV Section 235-33.A.(2)(a) Plan scale, seconded by Jeff Brown.

**Motion carried.**

Andy Hoffman made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the plan on the condition of the execution of the Maintenance & Access Agreement for the driveway and all engineer comments of June 11, 2021, are met, seconded by Jeff Brown. **Motion carried.**

B. Keel LP., Phase II 6 Lots – Preliminary Plan

Reg Baugher of Hanover Land Services was present to discuss and answer any questions on the Keel, LP Phase II 6 Lots – Preliminary Plan and to ask for conditional approval on the plan. Mr. Baugher then addressed the Engineer's comments of May 18, 2021, and June 14, 2021, and addressed any concerns the Planning members had on the plan.

Darrell Raubenstine made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the plan on the condition that outside agencies and all township engineer comments of June 14, 2021, are met, seconded by Andy Hoffman. **Motion carried.**

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

Darrell Raubenstine made a motion to approve the signing of the Sewage Planning Module Component 4A for Keel, LP – Phase II by the Township Secretary, seconded by Andy Hoffman. **Motion carried.**

SIGNING OF APPROVED PLANS - None.

OTHER BUSINESS

Andy Hoffman asked Township Manager Michael Bowersox if there were any plans to update the SALDO or Zoning Ordinance. Township Manger Michael Bowersox told the Planning members that

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the Board of Supervisors is applying for a grant to update the Comprehensive Plan. He told the Planning members that the Board needs to update the Comprehensive Plan before they can update the SALDO and/or Zoning Ordinance.

PUBLIC COMMENT

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

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, July 15, 2021, at 6 p.m.

ADJOURNMENT

Andy Hoffman made a motion to adjourn at 7:05 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

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Miriam E. Clapper, Recording Secretary

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Chairman