

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, JULY 15, 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, Darrell Raubenstine, Jay Weisensale, Township Manager Michael Bowersox, Township Engineer Cory McCoy, and Miriam Clapper, recording secretary. Andy Hoffman was not present.

APPROVAL OF MINUTES – Regular Meeting Minutes, June 17, 2021

Darrell Raubenstine made a motion to approve the Minutes from the meeting of Thursday, June 17, 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

Township Manager Michael Bowersox told the Planning Commission members that there is no zoning hearing(s) scheduled for July.

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Sewage Planning Module Component 4A – Brandon Wingert

Doug Stambaugh from Group Hanover, Inc. was present to represent Brandon Wingert and to ask the Planning Commission to approve the Sewage Planning Module Component 4A. Mr. Stambaugh gave the Planning members a copy of plan and explained that the plan is zoned for agriculture use and there was never any soil testing on the property. Mr. Stambaugh told the Planning members that perc tests were done, and a primary replacement was found. He also told them that the preliminary hydro geologic study for that lot size is part of the sewage planning module, and nitrate study was done. Mr. Stambaugh then asked for approval of the Planning Module.

Darrell Raubenstine made a motion to approve the signing of the Sewage Planning Module Component 4A – Brandon Wingert by the Township Secretary, seconded by Jeff Brown. **Motion carried.**

B. Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (review time expires 09/03/2021)

Ed Van Arsdale from Warehaus Engineering was present to represent Burkentine and Sons Builders. He presented a Parallel Plan for Belmont Ridge Phase V to the Planning members. He told the Planning members that the plan is the same as they had seen before, the only changes were the number of lots. He also explained that they had a meeting with the Township’s engineer and J. A. Myers to discuss using the Belmont Ridge Phase V sewer infrastructure to connect parts of Homestead Acres into the Area 3 Interceptor. Mr. Van Arsdale reminded the Planning members that the two waiver requests had been approved by the Planning Commission and the Board of Supervisors for Belmont Ridge Phase V, 203 Lot Preliminary Plan.

Jeff Brown brought up the long-term effects of not having common open space and recreation facilities in a development. He feels homeowners want to see a playground in their neighborhood more than getting in their car and driving miles to the community playground. Jim Myers told Mr. Brown that the fees that a developer pays goes towards the West Manheim Township Recreation Park.

After discussing the plan and explaining why the waivers needed, Chairman Myers called for a vote on the waiver request.

1. Waiver request for SALDO 235-61 & 62 COMMON OPEN SPACE & RECREATION FACILITIES

Darrell Raubenstine made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the waiver request for SALDO 235-61 & 62 Common Open Space & Recreation Facilities, seconded by Jay Weisensale. In a vote of Jim Myers, Darrell Rauberstine and Jay Weisensale voting “yay” and Jeff Brown voting “nay” the **Motion carried.**

2. Waiver requestion to SALDO 235-33A(2)(a) – DRAFTING STANDARD

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the waiver request for SALDO 235-33A(2)(a) – Drafting Standard, seconded by Jim Myers. **Motion carried.**

C. Prinland Heights Phase 1 - 33 Lots – Final Plan (review time expires 10/01/2021)

John Runge of Gordon Brown and Associates was present to represent the developers of Prinland Heights. He was present to answer any questions and to ask for a favorable recommendation to the Board of Supervisors to approve Prinland Heights Phase 1 - 33 Lots – Final Plan.

Jay Weisensale asked what the finish surface of the road that goes from Phase 1 to Phase 2 was and Mr. Runge told the Planning members it was a compacted stone base to allow for emergency vehicles to get through. He also told the Planning members that a temporary cul-de-sac was put in on Pheasant Ridge Road going from Phase 1 turning around in Phase 2.

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve Prinland Heights Phase 1 - 33 Lots – Final Plan on the condition that all engineer's comments are address, seconded by Jeff Brown. **Motion carried.**

SIGNING OF APPROVED PLANS

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

OTHER BUSINESS

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, August 19, 2021, at 6 p.m.

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ADJOURNMENT

Jay Weisensale made a motion to adjourn at 6:40 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman