

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, AUGUST 19, 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, Jay Weisensale, Township Engineer Cory McCoy, Jennifer Thornton, and Shanna Smale, acting recording secretary. Township Manager Michael Bowersox and Recording Secretary Miriam Clapper were not present.

APPROVAL OF MINUTES – Regular Meeting Minutes, July 15, 2021

Jim Myers made a motion to approve the Minutes from the meeting of Thursday, July 15, 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

Chairman Jim Myers asked if there were any zoning cases for August and was told there will be three hearings at the August 24, 2021, Zoning Hearing Board meeting. Gene's Propane, 2641 Baltimore Pike is requesting a variance for a fence that exceeds six feet in height, Tammy Renfro, 2355 Black Rock Road is requesting a

variance to encroach 20 feet into a 30-foot setback for the purpose of building a detached garage, and William Sewordor, 890 Hobart Road is appealing the Township's Zoning Officer's determination that the property owner is not allowed to store multiple commercial vehicles, FedEx delivery trucks, on his property.

#### SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Extension Request for the Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (review time expires 9.3.2021)

Darrell Raubenstine made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the extension request for the Parallel Plan for Belmont Ridge Phase V – 172 Lot – Preliminary Plan thru December 22, 2021, seconded by Andy Hoffman. **Motion carried.**

B. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance requirement for a land development plan

Ron Carter came before the Planning Commission to ask for a favorable recommendation to the West Manheim Township to grant his waiver request from the West Manheim Township Subdivision and Land Development Ordinance requirement for a land development plan. He explained that a tenant in one of his rental units on the Baltimore Pike has asked to buy the unit she has lived in for six years. He told the Planning members that the Township's Solicitor saw no need for a subdivision and land development plan since nothing would be changing.

Andy Hoffman voiced his concern for the size of the condominium and who would be responsible for the care and maintenance outside of the condominium units and Mr. Carter explained that there would be condominium fees to cover those costs.

Darrell Raubenstine felt that a subdivision and land development plan would address parking requirements. Mr. Carter told the Planning members that there are six parking areas for each building. Mr. Carter said that the current parking area is 55-feet long.

Andy Hoffman asked the Township Engineer Cory McCoy if he had time to review the proposal, and he said that he reviewed it for the requirement for submitting a land development plan and said that it did require one. He said that was why Mr. Carter is submitting the waiver request. Andy Hoffman expressed that he did not feel comfortable not having the Township's engineer review that the property meets all the necessary requirements of the SALDO.

Mr. Carter told the Planning Commission members that nothing was changing, the Township's solicitor was the one that told them to ask for the waiver, and he can verify that all utilities are separate.

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request from the West Manheim Township Subdivision and Land Development Ordinance requirement for a land development plan on the condition that all utilities are verified to be separate for each unit and enlarge parking area to accommodate six cars side by side for each condo building unit, seconded by Darrell Raubenstine. In a vote of Jay Weisensale and Darrell Raubenstine voting "yea" and Jeff Brown, Andy Hoffman, and Jim Myers voting "nay" the **Motion was Denied.**

#### SIGNING OF APPROVED PLANS

A. Prinland Heights Phase 1 - 33 Lots – Final Plan – Prinland Heights' plan was not available to be signed because no action taken at the Board of Supervisors meeting on Tuesday, August 17, 2021. The plan will be available at the next meeting.

#### OTHER BUSINESS

Chairman Myers asked if there was other business to discuss and various planning members asked a variety of questions that needed no action.

#### 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, September 16, 2021, at 6:00 pm

#### ADJOURNMENT

Jay Weisensale made a motion to adjourn at 6:55 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

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Shanna Smale, Acting Recording Secretary

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Chairman