

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 21, 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, and Miriam Clapper recording secretary. Township Manager Michael Bowersox was not present.

APPROVAL OF MINUTES – Regular Meeting Minutes, September 16, 2021

Andy Hoffman made a motion to approve the Minutes from the meeting of Thursday, September 16, 2021, seconded by Jay Weisensale. **Motion carried.**

CORRESPONDENCE

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

VISITORS

Chairman Jim Myers asked if there were any visitors present 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

A. Special Exception – James Horak and Donald Yorlets Partnership

Donald Yorlets approached the Planning members to explain why he and his partner James Horak were asking for the special exception for a use not specified in the Township's Ordinance.

Alyssa Rouser of the EADS Group. Inc. gave testimony through the GoToMeeting video conferencing software. She then explained the proposed use of the project was for Pine Creek Structures. She explained that they were proposing to sell sheds, gazebos, furniture, pavilions, etc. She told the planning members that Pine Creek Structures is a small parking lot and small office building with the rest of the property dedicated to the pre-manufactured structures for sale.

After discussing the request for a special exception, planning members indicated they supported the project.

Darrell Raubenstine made a motion for a favorable recommendation to the West Manheim Township Zoning Hearing Board on the condition that all conditions for a land development plan are met, seconded by Jay Weisensale. **Motion carried.**

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision Plan, waiver request and Sewer Planning Module

Doug Stambaugh of GHI Engineers and Surveyors was present to discuss and answer any questions on the Kyle Cox and Adam Amspacher – Preliminary/Final – 2 Lot Subdivision Plan, waiver request and Sewer Planning Module. He explained that the property will be divided right down the middle creating two 17 acre lots. He said that all soil tests were done.

A discussion took place on the size a lot could be within the Farm zoning area that this lot is located and Mr. Stambaugh pointed out on the bottom left corner of the plan it says, *the creation of Lot #4 and Lot #1, thus being two 10 acres + lots per SALDO (270-47C) (270-46), each lot created under this provision shall be restricted from future development, thus zero (0) development rights exist.*

1. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article 4 Plan Requirements, §235-33 A.4.f.5 All on-lot sanitary sewers, wells and other water supply facilities within 1,000 feet.

Andy Hoffman made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article 4 Plan Requirements, §235-33 A.4.f.5 All on-lot sanitary sewers, wells and other water supply facilities within 1,000 feet, seconded by Jay Weisensale. **Motion carried.**

2. Sewage Planning Module – Component 4A for Kyle Cox and Adam Amspacher

Darrell Raubenstine made a motion to approve the signing of the Sewage Planning Module Component 4A for Kyle Cox and Adam Amspacher by the Township Secretary, seconded by Jay Weisensale. **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 that all outstanding engineer comments have been met and the correction of the soils, seconded by Jay Weisensale. **Motion carried.**

OTHER BUSINESS – Darrell Raubenstine asked if a letter could be drafted to the Board of Supervisors asking that they continue to be allowed to review all zoning requests as they were allowed to in the past.

PUBLIC COMMENT - None

NEXT MEETING

The next scheduled meeting for the Planning Commission is Thursday, November 18, 2021, at 6:00 pm

ADJOURNMENT

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

Respectfully Submitted,

Recording Secretary

Chairman