

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 16, 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 Manager Michael Bowersox, Township Engineer Cory McCoy, and Miriam Clapper recording secretary.

APPROVAL OF MINUTES – Regular Meeting Minutes, October 21, 2021

Jay Weisensale made a motion to approve the Minutes from the meeting of Thursday, October 21, 2021, seconded by Andy Hoffman. **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

Township Manager Michael Bowersox told the Planning members that the township received a variance request to build a Modwash on properties owned by Robert Hemler. He told them that the hearing would take place on December 28, 2021.

SUBDIVISION AND LAND DEVELOPMENT PLANS

A. Request for an extension for Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 12/22//2021) through April 20, 2022.

Darrell Raubenstine made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the request for an extension for Belmont Ridge Phase V, 203 Lot Preliminary Plan through April 20, 2022, seconded by Jeff Brown. **Motion carried.**

B. Request for an extension for Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (Review time expires 12/22//2021) through April 20, 2022.

Darrell Raubenstine made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the request for an extension for Belmont Ridge Phase V– 172 Lots – Preliminary Plan through April 20, 2022, seconded by Jeff Brown.

C. Request for an extension Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 12/22/2021) through March 22, 2022.

It was noted that this plan had been approved at an earlier Planning Commission meeting. No action was necessary.

D. Waiver requests for Woodland Development, Inc. – Fox Meadows - 7 Lots - Preliminary/Final Subdivision Plan

Rich Krill, Woodland Development, Inc., 130 Carlisle Street, Hanover, PA came before the Planning Commission to discuss and answer any questions on his request that the Planning members make a favorable recommendation to the West Manheim Township Board of Supervisors on the waivers that were submitted for Fox Meadows. Township Engineer Cory McCoy told the Planning members that the Developers are not looking for plan approval at this meeting; they are just looking for the request on the waivers.

When Mr. Krill presented his first waiver request to treat the plan as a preliminary/final plan, he asked the Planning members if they were familiar with an email that the previous manager Marc Woerner sent to the seller concerning a previous sketch plan that they submitted. He then told the Planning members that his waiver request was one of the concessions for withdrawing the previous sketch plan. Darrell Raubenstine questioned why that was done and no one present was aware of any email being sent to the sellers. Mr. Krill then went over the email that he had received.

1. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-10.A. - Minor subdivision or land development plans. A subdivision or land development plan may be reviewed and acted upon as a final plan without the necessity of a prior preliminary plan approval if it contains no more than four lots or prospective dwelling units and proposes no public improvements.

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 §235-10.A. - Minor subdivision or land development plans. A subdivision or land development plan may be reviewed and acted upon as a final plan without the necessity of a prior preliminary plan approval if it contains no more than four lots or prospective dwelling units, and proposes no public improvements, seconded by Andy Hoffman. In a vote of Jeff Brown, Andy Hoffman, James Myers, Jay Weisensale voting “aye” and Darrell Raubenstine voting “nay”, the **Motion carried.**

2. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-45.B.9 – Street design criteria - Existing streets. Where subdivisions or land developments abut existing streets which do not conform to the minimum right-of-way and cartway widths of this chapter, such existing streets shall be improved to the specifications of §235-46 from the center line of the streets abutting the property being subdivided or developed. The ultimate right-of-way is requested to be dedicated from the center line of the streets abutting the property being subdivided or developed.

Darrell Raubenstine made a motion for an unfavorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-45.B.9 – Street design criteria - Existing streets. Where subdivisions or land developments abut existing streets which do not conform to the minimum right-of-way and cartway widths of this chapter, such existing streets shall be improved to the specifications of §235-46 from the center line of the streets abutting the property being subdivided or developed. The ultimate right-of-way is requested to be dedicated from the center line of the streets abutting the property being subdivided or developed, seconded by Andy Hoffman. **Motion carried.**

3. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-53.A – Sidewalks. Sidewalks shall be provided for all development located in the Designated Growth Area as defined by Chapter 270, Zoning. Sidewalks shall be provided within the Rural Resource Zone, when the Conservation Overlay is applied as defined by Chapter 270, Zoning. Sidewalks are required in all other areas of the Township as directed by the West Manheim Township Board of Supervisors. If the Supervisors feel that sidewalks, and/or curbing in accordance with § 235-54, are not required at this time, then the following language shall be provided on the final plans: *"Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township."*

Darrell Raubenstine made a motion for an unfavorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-53.A – Sidewalks. Sidewalks shall be provided for all development located in the Designated Growth Area as defined by Chapter 270, Zoning. Sidewalks shall be provided within the Rural Resource Zone, when the Conservation Overlay is applied as defined by Chapter 270, Zoning. Sidewalks are required in all other areas of the Township as directed by the West Manheim Township Board of Supervisors. If the Supervisors feel that sidewalks, and/or curbing in accordance with § 235-54, are not required at this time, then the following language shall be provided on the final plans: "Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.", seconded by Jeff Brown. **Motion carried.**

4. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-54.A – Curbing. Curbing shall be provided for all development located in the Designated Growth Area as defined by Chapter 270, Zoning. Curbing shall be provided within the Rural Resource Zone, when the Conservation Overlay is applied as defined by Chapter 270, Zoning. Curbing is required in all other areas of the Township as directed by the West Manheim Township Board of Supervisors. If the Supervisors feel that curbs, and/or sidewalks in accordance with § 235-53, are not required at this time, then the following language shall be provided on the final plans: *"Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township."*

Darrell Raubenstine made a motion for an unfavorable recommendation to the West Manheim Township Board of Supervisors to grant the waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-54.A – Curbing. Curbing shall be provided for all development located in the Designated Growth Area as defined by Chapter 270, Zoning. Curbing shall be provided within the Rural Resource Zone, when the Conservation Overlay is applied as defined by Chapter 270, Zoning. Curbing is required in all other areas of the Township as directed by the West Manheim Township Board of Supervisors. If the Supervisors feel that curbs, and/or sidewalks in accordance with § 235-53, are not required at this time, then the following language shall be provided on the final plans: "Concrete curbs, sidewalks, and street widening shall be installed in accordance with the West Manheim Township Construction and Materials Specifications by the owner, heirs, or assigns, within six months after receipt of written notice from West Manheim Township.", seconded by Jeff Brown. **Motion carried.**

5. Waiver request from the West Manheim Township Subdivision and Land Development Ordinance §235-46(F)(2)(a) Street design standards. Streets shall be designed in accordance with Guidelines for Design of Local Streets and Roads (Publication 70) as amended, of the Pennsylvania Department of Transportation; Chapter 105, Construction and Material Specifications, latest edition, of the Code of the Township of West

Manheim, and the following criteria, whichever is more stringent: (F.) Improvement specifications (2) Lots abutting arterial and collector roads. In a subdivision or land development abutting an arterial or major collector street, the following shall be required: (a) The frontage shall be reversed so that the lots contiguous to such roadways will front on a new street or an existing local street, with an additional lot depth of 15 feet as an easement exclusively for planting and screening to be provided by the developer along the existing street.

Andy Hoffman made 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 §235-46(F)(2)(a) Street design standards. Streets shall be designed in accordance with Guidelines for Design of Local Streets and Roads (Publication 70) as amended, of the Pennsylvania Department of Transportation; Chapter 105, Construction and Material Specifications, latest edition, of the Code of the Township of West Manheim, and the following criteria, whichever is more stringent: (F.) Improvement specifications (2) Lots abutting arterial and collector roads. In a subdivision or land development abutting an arterial or major collector street, the following shall be required: (a) The frontage shall be reversed so that the lots contiguous to such roadways will front on a new street or an existing local street, with an additional lot depth of 15 feet as an easement exclusively for planting and screening to be provided by the developer along the existing street., seconded by Jeff Brown. In a vote of Jeff Brown, Andy Hoffman, James Myers, Jay Weisensale voting “aye” and Darrell Raubenstine voting “nay”, the **Motion carried.**

#### OTHER BUSINESS

Township Manager Michael Bowersox told the Planning members that the PUC approved the sale of the sanitary sewer system to the York Water Company. He told them that the closing will take place on the 30<sup>th</sup> of December.

Jay Weisensale asked how the sale of the sewer system would affect Area 6. Township Manager Michael Bowersox explained that the Township will be requesting no action be taken until a study can be done for the entire Area 6, not just a small part of Area 6.

PUBLIC COMMENT - None

#### NEXT MEETING

The next scheduled meeting for the Planning Commission is the Reorganizational Meeting January 20, 2022, at 6:00 pm

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ADJOURNMENT

Jay Weisensale made a motion to adjourn at 7 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

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Recording Secretary

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Chairman