

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, FEBRUARY 17, 2022
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 by 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 and Jay Weisensale, Township Manager Michael Bowersox, Township Engineer Cory McCoy, and Miriam Clapper, recording secretary were present.

APPROVAL OF MINUTES: Re-Organization Meeting, January 20, 2022

Jay Weisensale made a motion to approve the Minutes from the Planning Commission Re-Organization meeting of Thursday, January 20, 2022, with the corrections, seconded by Jeff Brown. **Motion carried.**

CORRESPONDENCE: Jim Myers, Chairman reported that there was no new correspondence received.

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 was no hearing scheduled for February. He did tell the Planning members that the Board was getting ready to bid for the vendor to handle the revisions for the Comprehensive Plan.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

A. Extension request from Woodland Development, Inc. – Fox Meadows - 7 Lots - Preliminary/Final Subdivision Plan (Review Time Expires 03/10/2022) through September 21, 2022

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the extension request from Woodland Development, Inc for Fox Meadows – 7 Lot - Preliminary/Final Subdivision Plan through September 21, 2022, and to table the plan, seconded by Darrell Raubenstine. **Motion carried.**

B. Ronald L. Carter – Ronald L. Carter Final Land Development Plan (Review Time Expires 04/27/2022)

Mr. Carter approached the Planning members to ask for a favorable recommendation on his land development plan.

Township Engineer Cory McCoy explained to the Planning Commission members that the land development plan before them was a land development plan without any land development. He then explained that in the SALDO there is a

requirement that says if there is a creation of a condominium association you need a land development plan. So, they have submitted the plan with no improvements. They are only submitting the plan to create a condominium association. Township Engineer Cory McCoy then told the Planning members that in creating the condominium association there is an agreement between the association and the building owners/tenants, and he would like a copy of the agreement, and he asked that there be a breakdown of responsibilities on anything that is outlined in the agreement on the plan.

Township Engineer Cory McCoy then told everyone present that it appeared when the application was submitted to put a structure on lot 38, 2282 Baltimore Pike, the application was for a single-family dwelling, which affects the driveway. Mr. Carter told the Planning members that he submitted for two units and paid accordingly when he applied to build the second building. He felt that a clerical error had been made. He told the Planning members that he was there only to assign ownership of the three lots to the condominium association.

Jay Weisensale made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the Ronald L. Carter Final Land Development Plan on the condition that the Engineer's comments of February 16, 2022, under Subdivision and Land Development Ordinance are met, seconded by Jim Myers. **Motion carried.**

SIGNING OF APPROVED PLANS: Chairman Myers told those present there was a plan to sign.

OTHER BUSINESS: Jeff Brown asked if Burkentine Builders would be closing Pumping Station Road for three months and Township Manager Michael Bowersox said that have requested to do so, but was told no. He explained that the township got input from the school district, the fire company, the police department, and emergency management and they all said that they did not want it to be shut down for three months.

PUBLIC COMMENT: None

NEXT MEETING: The next scheduled meeting for the Planning Commission is Thursday, March 17, 2022, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 6:30 p.m., seconded by Andy Hoffman. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman