

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, MARCH 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 via GoToMeeting, and Miriam Clapper, recording secretary were present.

APPROVAL OF MINUTES: Regular Meeting Minutes, February 17, 2022

Jay Weisensale made a motion to approve the Minutes from the Planning Commission Re-Organization meeting of Thursday, February 17, 2022, seconded by Andy Hoffman. **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 is a zoning hearing scheduled for March 29, 2022. He told the Planning members that the owner of 2145 Baltimore Pike, in addition to what is currently there, is looking to use his property for a mini storage/self-storage facility and is requesting six variances, mainly dimensional.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

A. Woodland Development, Inc. – Fox Meadows - 7 Lots - Preliminary/Final Subdivision Plan (Review Time Expires 09/21/2022)

Kris Raubenstine came before the Planning Commission representing Woodland Development to answer any questions and concerns that the Planning members had about the plan. He told the Planning members that the plan they had before them reflect the changes from the Township Engineer’s comment letter dated March 17, 2022, and that the rest is just administrative.

Jim Myers asked about the note concerning installing “*curbing, sidewalks... within six months*”. He said he did not see it on the front page of the plan. After looking over the plan, Mr. Raubenstine said that it was there before so he would add the note back under General Notes item #16.

Township Engineer Cory McCoy went over his review letter dated March 17, 2022, noting those items that the new plan in front of them addressed.

Darrell Raubenstine made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to approve the plan on the condition that the correct language is added to the Plan under General Notes #16 *"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"*, and that all outside agencies and township engineer's comments of March 17, 2022, are addressed, seconded by Jay Weisensale. **Motion carried.**

B. Waiver requests and the Modwash Land Development Plan (Review Time Expires 06/04/2022)

Mark Zimmerman, from Morris Knowles & Associates, Inc., and John Lombardo from Hutton ST 17, LLC came before the Planning members to talk about the plan to put a Modwash carwash in 1725 and 1747 Baltimore Pike in West Manheim Township. Mr. Zimmerman the engineer who designed the land development went over the plan and answered all questions and concerns the Planning members had about the plan. He told the Planning members that the Zoning Hearing Board had approved the variance requests that had to go before that board.

1. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-53 Sidewalks. Sidewalks shall be provided for all development located in the Designated Growth Area. Waiver to remove the need for sidewalks in growth area.

Darrell Raubenstine made a motion for an unfavorable recommendation to the West Manheim Township Board of Supervisors to deny the requested waiver to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-53 Sidewalks. Sidewalks shall be provided for all development located in the Designated Growth Area, seconded by Andy Hoffman. **Motion carried.**

2. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-54 Curbing. Curbing shall be provided for all development located in the Designated Growth Area.

Darrell Raubenstine made a motion for an unfavorable recommendation to the West Manheim Township Board of Supervisors to deny the requested waiver to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-54 Curbing. Curbing shall be provided for all development located in the Designated Growth Area, seconded by Jeff Brown. Jeff Brown, Jim Myers, Darrell Raubenstine, and Jay Weisensale voted "yay" and Andy Hoffman voted "nay", the **Motion carried.**

Township Engineer Cory McCoy told everyone present that there was no need to apply for waiver requests 3, 4, and 5. He explained those requests were not necessary because what they would be installing are not a "public improvement". The paving, curbing, and sidewalks are on private property.

3. Waiver request to the West Manheim Township Construction and Materials Specification Ordinance, Chapter 105, Typical Paving Detail. To use owner-specific detail in place of Township requirement. **WITHDRAWN BY MARK ZIMMERMAN.**

4. Waiver request to the West Manheim Township Construction and Materials Specification Ordinance, Chapter 105, Concrete Sidewalk Detail. To use owner-specific detail in place of Township requirement. **WITHDRAWN BY MARK ZIMMERMAN.**

5. Waiver request to the West Manheim Township Construction and Materials Specification Ordinance, Chapter 105, Slant Concrete Curb Detail. To use owner-specific detail in place of Township requirement. **WITHDRAWN BY MARK ZIMMERMAN.**

6. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-64 Landscape requirements. (E) Landscaping requirements for specific projects, (3) Nonresidential development. For all nonresidential development, the following landscaping standards shall be applied:

The Planning members, the developer's engineer, and Township Engineer Cory McCoy talked in length about this request. Everyone agreed that they would like to see more screening in the northwest corner of the property to protect the residential view. Mark Zimmerman agreed that they could take some of the screening from the Baltimore Pike area and place it in the northwest corner to screen the Hostetter property.

(a) Quantity of landscaping. The following quantities of landscaping shall be provided:

[1] A minimum of one planting unit (PU) shall be provided for each 20 linear feet of center line along adjacent and interior roads.

[2] A minimum of two planting units (PUs) shall be provided for every 1,000 square feet, or fraction thereof, of building coverage. Requesting modification to reduce the amount of (PU)s required to 1 planting unit for each 40 linear feet of centerline along adjacent roads

Andy Hoffman made a motion for a favorable recommendation to the West Manheim Township Board of Supervisors to grant the requested waiver to the West Manheim Township Subdivision and Land Development Ordinance Chapter 235, Article V Design and Construction Standards, §235-64 Landscape requirements. (E) Landscaping requirements for specific projects, (3) Nonresidential development. For all nonresidential development, the following landscaping standards shall be applied: (a) Quantity of landscaping. The following quantities of landscaping shall be provided:

[2] A minimum of two planting units (PUs) shall be provided for every 1,000 square feet, or fraction thereof, of building coverage. Requesting modification to reduce the amount of (PU)s required to 1 planting unit for each 40 linear feet of centerline along adjacent roads on the condition that those plants that are not being put in that area be placed in the northwest corner of the lot to further screen nearby residential use, seconded by Jay Weisensale. **Motion carried.**

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Mr. Zimmerman asked the Planning members if he could get conditional approval on the plan this evening to keep it moving forward. Chairman Myers and Andy Hoffman expressed they would like to see the Plan after all modifications are made, including any that PENN DOT might have for the plan.

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning members that the Carter Plan needed signatures.

OTHER BUSINESS: None

PUBLIC COMMENT: None

NEXT MEETING: The next scheduled meeting for the Planning Commission is Thursday, April 21, 2022, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 7:10 p.m., seconded by Andy Hoffman. **Motion carried.**

Respectfully Submitted,

Miriam E. Clapper, Recording Secretary

Chairman