

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, SEPTEMBER 15, 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, Andy Hoffman, Darrell Raubenstine, Jeff Brown, Township Manager Michael Bowersox, Township Engineer Cory McCoy, and Miriam Clapper, recording secretary, Heather Bair. Planning member Jay Weisensale was not present.

AGENDA CHANGE: Chairman Myers asked to move the Zoning Matters agenda item to after the Subdivision & Land Development Plans agenda item.

APPOINTMENT OF RECORDING SECRETARY: Andy Hoffman made a motion to appoint Heather Bair as Recording Secretary for the Planning Commission, seconded by Darrell Raubenstine. **Motion carried.**

APPROVAL OF MINUTES - Regular Meeting Minutes, August 18, 2022

Andy Hoffman made a motion to approve the Minutes from the Planning Commission meeting of Thursday, August 18, 2022, seconded by Darrell Raubenstine. **Motion carried.**

CORRESPONDENCE: None

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: Agenda item will follow subdivision & land development plan discussion.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

A. Homestead Acres Phase 6-8

Scott Bert from HRG representing JA Myers came before the Planning members to discuss the final subdivision plans for Homestead Acres Phases 6-8 consisting of 145 lots. Jason Boyles from JA Myers was also present to answer any questions.

Chairman Myers questioned why Phase 5 is not completed prior to the proposed final phases 6-8. Per Scott Bert construction phasing and requirements have forced Phase 5 to be the final phase of the subdivision.

Per Scott Bert construction of infrastructure & roads in Phases 6-8 have been completed under the preliminary plans. CS Davidson has 4 administrative comments. Chairman Myers questioned YCPC comments on the mislabeling of lots. Engineer will have labeling issues corrected prior to final plan approval by Board of Supervisors. Planning Commission Board members also questioned Scott Bert about access drives, road ownership, walking trails, curbing and road widening.

A favorable recommendation was made to the West Manheim Township Board of Supervisors on the condition of meeting the Township Engineer's remaining comments was made by Andy Hoffman and seconded by Jeff Brown. **Motion carried.**

B. Tidal Wave Auto Spa

Sarah Ritsema from Widmer Engineering was on-line representing Tidal Wave Auto Spa to answer questions regarding the Land Development plans. Mitchol Pappan of MSP Development was on-line to provide development insight as needed. Harry McKean, the landowner, was present to answer any questions pertaining to the land and/or history of the property.

Cory confirmed that adjustments to the plans have been made since the In-House discussion in August however, there are still administrative comments outstanding. Harry McKean came before the Planning Members to discuss the questions and concerns regarding the access easement. Darrell questioned the note regarding the waiving of the public sidewalks. After a lengthy conversation, Mitchol Pappan of MSP Development agreed to install sidewalks at the time of development.

Planning Commission members and representatives discussed fire hydrant location, lighting requirements, effluent disposal, stacking lanes, and signage requirements.

A favorable recommendation was made to the West Manheim Township Board of Supervisors on the condition of installing of the public sidewalk along the Baltimore Pike and meeting the Township Engineer's comments dated September 13, 2022, was made by Andy Hoffman and seconded by Darrell Raubenstine. **Motion carried.**

C. Pine Creek Structures

Alyssa Rouser from The EADS Group was on-line representing Pine Creek Structures. Alyssa Rouser provided a general overview of the site and proposed improvements on the lot.

The Planning Commission members discussed the location ingress/egress for vehicular and truck traffic. A discussion of using Toll Gate Road as the main entrance took place. Per Alyssa Rouser, the access driveway off Toll Gate Road will be removed. The Planning Commission addressed concerns of sight distance and safe sight stopping distances. The Planning Members asked Alyssa Rouser to submit a turning

template for Toll Gate Road showing potential widening of the road. Planning suggested keeping the access road along Toll Gate Road for customer traffic only.

Darrell Raubenstine requested sidewalks be installed along Baltimore Pike. Alyssa Rouser agreed to install sidewalks per their request.

Darrell Raubenstine made a motion to table the plans until Pine Creek Structures works things out with the Township Engineers and Township Manager and State, seconded by Jeff Brown. **Motion carried.**

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning members that the Fox Meadows Subdivision plan will need signed.

ZONING MATTER: Township Manager, Michael Bowersox, discussed with the Planning Members the proposed text amendments to the Zoning Ordinance and zoning map changes. The only change to the zoning map is the removal of several residential parcels located in the Woodridge Hunt development from the Commercial-Industrial Zone. Manager Bowersox asked the members to provide comments to the Board of Supervisors specific to the Planning Commission purview. Manager Bowersox explained and provided documentation on how the proposed zoning changes relate to the existing Comprehensive Plan. General discussion and questions amongst Planning Members took place regarding the proposed changes.

OTHER BUSINESS: None

PUBLIC COMMENT: Erica Townes, an attorney from Barley Synder, representing JA Myers came before the Planning Members to discuss their opposition to the proposed zoning amendments.

NEXT MEETING: The next scheduled meeting for the Planning Commission is Thursday, October 20, 2022, at 6 p.m.

ADJOURNMENT: Darrell Raubenstine made a motion to adjourn at 8:10 p.m., seconded by Andy Hoffman **Motion carried.**

Respectfully Submitted,

Heather Bair, Recording Secretary

Chairman