

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 20, 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, Jay Weisensale, Township Manager Michael Bowersox, Township Engineer Cory McCoy, and recording secretary, Heather Bair. Planning member Jeff Brown was not present.

APPROVAL OF MINUTES - Regular Meeting Minutes, September 15, 2022

Andy Hoffman made a motion to approve the September 15, 2022, Planning Commission minutes with the correction made on October 20, 2022, seconded by Jim Myers. **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: Jim Myers stated that the Public Hearing for the zoning map changes & text amendments has been postponed. Per Mike Bowersox the Board of Supervisors received feedback from residents regarding the proposed changes and they will be reviewing those comments. Mike Bowersox told the members that the Public Hearing scheduled for the text amendments to the Business Center Zoning District will move forward as planned.

Mike Bowersox stated there are no Zoning Hearing cases scheduled for the month of October.

Additional discussion on Zoning Matters will take place after the Subdivision and Land Development discussion.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

A. Pine Creek Structures

Alyssa Rouser from The EADS Group was on-line representing Pine Creek Structures. Alyssa Rouser informed the Board that she received the comments from the Township Engineer and will be revising the plans as required.

The Planning Commission members along with Cory McCoy and Alyssa Rouser discussed the turning radius on Toll Gate Road. It was determined that Toll Gate Road with improvements is not a safe route of travel for the large truck traffic. The curbing and sidewalk requirements were discussed, and the six-month note will be added to the final plans. Alyssa Rouser stated they have been in contact with Penn Dot and minor modifications to meet their requirements will take place. Andy Hoffman suggested the developer widen Toll Gate Road six feet as part of the township requirements to improve adjacent roads to Township standards. Fellow members agreed with this suggestion. Cory McCoy reviewed his comment letter with the Planning Members. Andy Hoffman asked Cory McCoy and Alyssa Rouser to verify the slope ratio along the southern property line shared with Pleasant Hill Volunteer Fire Company.

Andy Hoffman made a recommendation to widen Toll Gate Road six feet from the property corner to the intersection of Baltimore Pike, seconded by Darrell Raubenstine. **Motion carried.**

A favorable recommendation was made to the West Manheim Township Board of Supervisors on the condition of widening and improving Toll Gate Road and meeting the Township Engineer's comments dated October 11, 2022, by Darrell Raubenstine and seconded by Andy Hoffman. **Motion carried.**

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

ZONING MATTER: Planning members continued their discussion on the zoning text amendment changes. Andy Hoffman expressed concerns with a few of the permitted uses within the Business Center Zoning District. Jim Myers expressed concerns with permitted uses within the Farming Zoning District adjacent to Residential Zoning District.

Jim Myers made a favorable recommendation on the proposed Business Center text amendment revisions, seconded by Darrell Raubenstine. **Motion carried.**

General discussion amongst Planning Members took place regarding the proposed map and text revisions along with possible future revision recommendations. It was determined that concerns could be addressed during the Comprehensive Plan and Zoning Ordinance review or provide a recommendation to the Board of Supervisors for review. Additional discussion took place on the process of rewriting the Comprehensive Plan.

OTHER BUSINESS: None

PUBLIC COMMENT: Bob Hemler, the owner of 1725 Baltimore Pike, provided clarification on the MOD Wash sidewalks revision. York Water Company did not approve the sidewalks to be installed within the 10' wide sewer easement. MOD Wash will be moving their sidewalks approximately five feet.

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

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 7:20 p.m., seconded by Jim Myers **Motion carried.**

Respectfully Submitted,

Heather Bair, Recording Secretary

Chairman