

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 17, 2022
6:00 PM

MEETING CALLED TO ORDER: The regular meeting of the West Manheim Township Planning Commission was called to order at 6:04 p.m. by Chairman Jim Myers, followed by the Pledge of Allegiance.

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 recording secretary, Heather Bair.

APPROVAL OF MINUTES - Regular Meeting Minutes, October 20, 2022

Jay Weisensale made a motion to approve the October 20, 2022, Planning Commission minutes, 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: Jim Myers suggested discussing the Subdivision and Land Development plans before the Zoning Matters. The Planning Members did not have an issue with the change in the agenda items.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

A. High Point at Rojen Farms South Ph S4

Jim Piet from Woodhaven Development was in attendance to discuss the plans.

The Planning Commission members along with Cory McCoy and Jim Piet discussed the plans, which the land is mostly located in Penn Township. Approximately fifty feet of public road (Kortney Drive) will be installed within West Manheim Township. Cory McCoy reviewed his comment letter with the Planning Members. Discussion of inspecting the road during construction, stormwater basins and culverts took place amongst members and Cory McCoy.

A favorable recommendation was made to the West Manheim Township Board of Supervisors on the condition of meeting the Township Engineer's comments dated November 17, 2022, by Andy Hoffman and seconded by Jeff Brown. **Motion carried.**

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning members that there are no plans to sign at this time.

ZONING MATTER: Mike Bowersox addressed the Planning Members to discuss the Curative Amendment to the zoning map submitted by Belmont Ridge LLC (Burkentine & Sons). Mike Bowersox provided information on the curative amendment process and requirements of the Township. Planning members were asked to review the curative amendment petition and historical documents regarding this property. General discussion of the petition took place amongst Planning Members. The members are going to review all documentation and provide a recommendation to the Board of Supervisors at the next scheduled planning commission meeting.

General discussion amongst Planning Members and Cory McCoy took place regarding the updates on the Comprehensive Plan and zoning map changes.

OTHER BUSINESS: None

PUBLIC COMMENT: Bob Hemler questioned if the filing of the Curative Amendment relates to the discussion that took place at the Board of Supervisors meeting on November 15, 2022.

Darrell Raubenstine suggested revising the wording within the Rural Resource Zoning District to limit the permitted building rights. Discussion amongst Planning Members and Cory McCoy took place regarding this suggestion and other zoning concerns.

NEXT MEETING: The next scheduled meeting for the Planning Commission is Thursday, December 15, 2022, at 6 p.m.

ADJOURNMENT: Andy Hoffman made a motion to adjourn at 7:35 p.m., seconded by Jay Weisensale
Motion carried.

Respectfully Submitted,

Heather Bair, Recording Secretary

Chairman