

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, DECEMBER 15, 2022
6:00 PM

MEETING CALLED TO ORDER: The regular meeting of the West Manheim Township Planning Commission was called to order at 6:00 p.m. by Chairman Jim Myers, followed by the Pledge of Allegiance.

ROLL CALL: The roll was called, and the following Planning Commission Members were present: Chairman Jim Myers, Jeff Brown, Andy Hoffman, Jay Weisensale, Township Manager Michael Bowersox, Township Engineer Cory McCoy, and recording secretary, Heather Bair. Planning member Darrell Raubenstine was not present.

APPROVAL OF MINUTES - Regular Meeting Minutes, November 17, 2022.

Jay Weisensale made a motion to approve the November 17, 2022, Planning Commission minutes, seconded by Andy Hoffman. **Motion carried.**

CORRESPONDENCE: None

VISITORS: Chairman Jim Myers asked if there was anyone present 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.

SUBDIVISION AND LAND DEVELOPMENT PLANS: There are no new Subdivision and Land Development plans to discuss currently. Jim Myers questioned Cory McCoy on plans discussed at previous meetings which revisions have not been re-addressed with the Planning Members.

ZONING MATTER:

Curative Amendment: Belmont Ridge LLC

Chris Naylor of Barley Snyder and Scott Felch of Burkentine and Sons were in attendance to discuss the Curative Amendment on behalf of Belmont Ridge LLC. Chris Naylor discussed the definition of curative amendment and the process. The petition submitted by Belmont Ridge LLC is a request to change the zoning of their two Business Center District parcels to the Suburban Residential Zoning District. York County Planning Commission will be reviewing the request on Monday, December 19 and the Board of Supervisors Hearing will take place on Tuesday, December 20. Chris Naylor provided information why Belmont Ridge LLC is seeking relief on the current zoning of these two parcels. Points made by Naylor include but not limited topography, wetlands, access, road frontage, traffic impact,

etc. Additional discussion amongst Planning Commission Members and Belmont Ridge representatives took place. Planning Members will generate a letter to be given to the Board of Supervisors with supporting information on their unfavorable recommendation.

An unfavorable recommendation was made to the West Manheim Township Board of Supervisors on the curative amendment submitted by Belmont Ridge LLC, by Jay Weisensale and seconded by Jeff Brown.

Motion carried.

Zoning Map Amendments:

Discussion amongst Cory McCoy, Mike Bowersox and Planning Commission Members took place on the current zoning and proposed zoning changes over the past few months. Topics of discussion include the removal of the rural resource zone, rezoning of commercial properties near the Maryland line, rezoning of the Keith Smith property located at 3333 Baltimore Pike and the rezoning of the Werner Farms along the Baltimore Pike.

All Planning Members agreed that the Keith Smith property located at 3333 Baltimore Pike should be removed from the proposed amendment and should remain in the Farming Zoning district.

Andy Hoffman suggested separating the Commercial/Industrial Zoning District into two separate districts. By separating this district into two zones and redefining the zones, this would allow more specific uses in more appropriate locations with specific requirements.

Following the discussion on the Zoning Map Amendments, it was determined that a draft response will be prepared and presented to the Commission at the next meeting.

OTHER BUSINESS: None

SIGNING OF APPROVED PLANS: There were no plans to sign at this time.

PUBLIC COMMENT: Chairman Jim Myers asked if there was anyone present that wished to speak this time and received no reply.

NEXT MEETING: The next scheduled meeting for the Planning Commission is the Re-Organizational meeting on Thursday, January 19, 2023, at 6 p.m.

ADJOURNMENT: Andy Hoffman made a motion to adjourn at 7:40 p.m., seconded by Jay Weisensale **Motion carried.**

Respectfully Submitted,

Heather Bair, Recording Secretary