

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
Thursday, October 19, 2023
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, Darrell Raubenstine, Jay Weisensale, Township Manager Mike Bowersox, Township Engineer, Cory McCoy, and recording secretary, Heather Bair. Planning Commission Member Jeff Haines and Planning Commission Member Frederick Walker were not in attendance.

APPROVAL OF MINUTES - Regular Meeting Minutes, June 15, 2023.

Jay Weisensale made a motion to approve the June 15, 2023, Planning Commission meeting minutes with the correction noted, seconded by Darrell Raubenstine. **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:

A. Preliminary/Final Plans – Lot Line Adjustment Whitetail Ridge

Doug Stambaugh from Group Hanover Inc and the property owner, Bryan Burkentine, were in attendance to discuss the plans. They are requesting a favorable recommendation on the plans, planning module, and waiver request. Prior to the meeting, GHI revised the subdivision plans to meet the Township Engineer's comments. Cory McCoy confirmed some of the revisions were completed, however there are still a few remaining items open.

Doug Stambaugh provided a brief overview of the existing features, parcels, and background. Doug Stambaugh explained to the commission that the intent of the plan is to reconfigure the lot lines. There are currently 3 parcels of land, and the lines will be modified with the result of 3 parcels of land. No additional lots are being created. Discussion of the access easements/ driveway took place amongst commissioners and Doug Stambaugh.

A general discussion took place regarding the Farm and Natural Lands Trust Conservation Easements. Farm & Natural Lands designates the area in which the property owner can construct a home and the amount of impervious area permitted. Two of the dedicated easements are located within Manheim Township. Cory McCoy told Stambaugh and Burkentine that the Board of Supervisors will need to see an approval letter from the Farm & Natural Land Trust for the proposed development.

It was noted that Bryan Burkentine did receive variance approval by the West Manheim Township Zoning Hearing Board to have a residential parcel larger than 2 acres.

Darrell Raubenstine made a favorable recommendation to the West Manheim Township Board of Supervisors on the Whitetail Ridge Final Lot Line Adjustment plan on the condition of meeting the Township Engineer's comments and seconded by Jay Weisensale. **Motion carried.**

1. SALDO Waiver Request – Lot Line Adjustment Whitetail Ridge

The property owner is requesting a waiver to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-45.B.7 c. : Private drives. Said private right-of-way shall not exceed 750 feet in length.

A favorable recommendation by Jay Weisensale was made to the West Manheim Township Board of Supervisors to grant the waiver request and seconded by Darrell Raubenstine. **Motion carried.**

2. Planning Module Component 2 – Lot Line Adjustment Whitetail Ridge

A favorable recommendation by Jay Weisensale was made to authorize Heather Bair to approve and sign the planning module and seconded by Darrell Raubenstine. **Motion carried.**

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning Members that the final subdivision plans for Pine Creek Structures, Keel LP Phase 2, and Prinland Heights Phase 2 were available for signing.

ZONING MATTERS: Township Manager, Mike Bowersox informed the members that the Taco Bell Zoning Hearing case has been continued and will take place on Tuesday, October 24. They are requesting a variance in relief of required parking spaces and signage.

OTHER BUSINESS:

Comprehensive Plan Steering Committee –

Mike Bowersox provided the Planning Commission members with an update on the past steering committee meetings. Mike Bowersox noted that some of the discussion included the zoning districts and separating the commercial/industrial zone.

Burkentine Fields –

Mike Bowersox provided an update on the discussion with Burkentine & Sons in regards to the Burkentine Fields project. They are discussing the use of a traditional neighborhood development as an option for this area. No official decisions have been made.

NEXT MEETING: The next scheduled meeting for the Planning Commission is on November 16, 2023, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 6:50 p.m., seconded by Darrell Raubenstine.

Motion carried.

Respectfully Submitted,

Heather Bair, Recording Secretary