

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
Thursday, November 16, 2023  
6:00 PM

MEETING CALLED TO ORDER: The regular meeting of the West Manheim Township Planning Commission was called to order at 6:02 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, Jeff Haines, Jay Weisensale, Township Engineer, Cory McCoy, and recording secretary, Heather Bair. Township Manager Mike Bowersox and Planning Commission Member Frederick Walker were not in attendance.

APPROVAL OF MINUTES - Regular Meeting Minutes, October 19, 2023.

Jay Weisensale made a motion to approve the October 19, 2023, Planning Commission meeting minutes with the corrections 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 – Final Lot Consolidation – Tony & Patricia Wagaman

Ron Brown from Group Hanover Inc. was in attendance to discuss the plans. They are requesting a favorable recommendation on the plans, 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 remaining administrative comments outstanding.

Ron Brown provided a brief overview of the subdivision history of the parcel and the intent of the consolidation plan. Discussion of the building rights for the parcels of land took place between Planning Commission members, Cory McCoy and Ron Brown. It was determined by the zoning ordinance that the property has two remaining building rights and this information will be added to the cover sheet of the plans.

General discussion regarding the waiver request took place amongst Planning Members and Cory McCoy. It was determined that since this plan is a consolidation, it is not necessary to improve the roadway. If and when the property is subdivided, this should be a topic of discussion at that time.

Darrell Raubenstine made a favorable recommendation to the West Manheim Township Board of Supervisors on the Wagaman Lot Consolidation plan and seconded by Jay Weisensale. **Motion carried.**

1. SALDO Waiver Request – Improvement of existing public street

The property owner is requesting a waiver to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235-46, where subdivisions or land developments abut existing streets which do not conform to the minimum right-of-way and cartway widths of this chapter, such existing street shall be improved to the specifications of 235-46 from the centerline of the street abutting the property being subdivided or developed.

A favorable recommendation by Darrell Raubenstine was made to the West Manheim Township Board of Supervisors to grant the waiver due to the fact it is an add on and not a new building lot. The recommendation was seconded by Jay Weisensale. **Motion carried.**

B. Final Plans – Prinland Phase 3

John Runge from Gordon Brown Associates was in attendance to represent Dan Ryan Builders. They are requesting a favorable recommendation on the Prinland Heights Phase 3 Final Plans. Prior to the meeting, Gordon Brown received Cory McCoy's comments and revised the subdivision plans accordingly. Cory McCoy mentioned that his comments were intended to clean up items that may cause issues once the development has been constructed. His comments do not impact lots or street layouts. Additionally, the comments include administrative requirements.

Jay Weisensale made a favorable recommendation to the West Manheim Township Board of Supervisors on the Final Subdivision plans for Prinland Phase 3 on the condition of meeting the Township Engineer's comments and seconded by Jeff Haines. **Motion carried.**

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

ZONING MATTERS: A brief discussion on the Taco Bell Zoning Hearing case took place. The Zoning Hearing case was approved by the Zoning Hearing Board in October.

OTHER BUSINESS:

Comprehensive Plan Steering Committee –

Jim Myers provided a brief update on the Comprehensive Plan meeting which took place this week.

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 on December 21, 2023, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 6:55 p.m., seconded by Darrell Raubenstine.

**Motion carried.**

Respectfully Submitted,

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Heather Bair, Recording Secretary