

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
THURSDAY, February 16, 2023
6:00 PM

MEETING CALLED TO ORDER: The regular meeting of the West Manheim Township Planning Commission was called to order at 6:03 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 Haines, Darrell Raubenstine, Frederick Walker, Jay Weisensale, Township Manager Mike Bowersox, Township Engineer, Cory McCoy, and recording secretary, Heather Bair.

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

Jay Weisensale made a motion to approve the January 19, 2023, Planning Commission meeting minutes, 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. Self-Storage Facility: 2145 Baltimore Pike Land Development Plan

Adam Anderson from Site Design Concepts was in attendance to represent BP Real Estate Investment Group LLC.

Adam Anderson provided an overview of the property and the proposed development of the land including public sewer, stormwater, screenings, sidewalk, etc. The Planning Commission members along with Cory McCoy and Adam Anderson discussed the plans. Darrell Raubenstine suggested the members of the Commission consider an access drive in the rear of this property and those commercial properties on the west side of the Baltimore Pike. General discussion of the road took place.

1. The developer is requesting approval of the DEP Planning Waiver & Non-Building Declaration. The proposed construction on the lot does not require any sewage facilities.

A favorable recommendation was made to the West Manheim Township Board of Supervisors to grant the DEP Planning Waiver & Non-Building Declaration by Jay Weisensale and seconded by Fred Walker.

Motion carried.

2. Adam Anderson withdrew the waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235 Article IV Plan Requirements, §235-33. (Not to provide preliminary plans) It was determined that this waiver is unnecessary.
3. The developer is requesting a waiver to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235 Article V Design and Construction Standards, §235-53 & 54. Sidewalks & curbing shall be provided for all development located in the Designated Growth Area. Waiver to not provide curb & sidewalk. Adam Anderson explained to the Commission that they are requesting the waiver to allow the existing asphalt walkway to serve as the public walk along the southern property line. Also, the six-month curb and sidewalk requirement has been added to the Land Development plans.

An unfavorable recommendation by Jay Weisensale was made to the West Manheim Township Board of Supervisors on the sidewalk waiver because the six-month curb and sidewalk requirement has been placed on the plans. The recommendation was seconded by Darrell Raubenstine. **Motion carried.**

4. The developer is seeking a waiver from the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235 Article V Design and Construction Standards, §235-65 C.1.a. A community lighting system shall be installed in proposed land developments. Light posts shall be located along one side of the street and at all intersections in the development and shall be utilized to upgrade any existing intersections. Developer is requesting the waiver to not provide community lighting system. Adam Anderson provided an overview to the commissioners on the proposed lights on the building and lighting on the adjacent properties. General discussion took place on the lighting in regard to type of lighting, number of lights and location of the lighting.

A motion was made by Darrell Raubenstine to deny the waiver requesting not to install the community lighting system, seconded by Fred Walker. **Motion carried.**

Discussion of the plans and the proposed improvements continued. Cory provided an overview of the outstanding engineering comments. Most of the outstanding comments were administrative. One comment was the Zoning Hearing Condition – Adjoining Business would be required to handle an inquires or problems during normal business hours that the business is opened. Follow up discussion on this condition took place.

Jay Weisensale made a motion to table the plan, seconded by Darrell Raubenstine. **Motion carried.**

ZONING MATTER:

Zoning Hearing Board Case -

Mike Bowersox gave the commission members an overview of the upcoming Zoning Hearing Board Case to be held in February. Terry Wetzel is requesting a variance from public street frontage on the property owned by his son, Cory Wetzel. The parcel needing the variance is an inseparable lot from the adjoining parcel.

Fence Ordinance Updates –

Planning Commission members were given the recommendations which were discussed at the January meeting to review. General discussion took place. A few minor revisions were agreed upon and a recommendation letter will be given to the Board of Supervisors.

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 on Thursday, March 16, 2023, at 6 p.m.

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

Respectfully Submitted,

Heather Bair, Recording Secretary