

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, March 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, 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, February 16, 2023.

Jay Weisensale made a motion to approve the February 16, 2023, Planning Commission meeting minutes, seconded by Fred Walker. **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

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

Steve Hackett provided an update on the project and revised land development plans. He is requesting a recommendation for conditional approval. Mr. Hackett stated that the agreement to satisfy the requirement of the variance approval was executed. The stormwater management agreement has been signed and notarized. He provided an overview of the updated notes and changes to the plan since the last meeting. General discussion regarding the proposed lighting took place between Mr. Hackett and the commissioners. Township Engineer, Cory McCoy, provided commissioners with his remaining outstanding comments from the letter dated March 13, 2023.

A favorable recommendation was made to the West Manheim Township Board of Supervisors on the condition of meeting the Township Engineer's comments, by Jay Weisensale and seconded by Fred Walker. **Motion carried.**

#### ZONING MATTER:

##### Zoning Hearing Board Case -

Mike Bowersox provided an update on the Zoning Hearing case held in February. The Wetzel case will be continued in April. This will allow for the applicant to provide more clarification to the Board.

##### Fence Ordinance Updates –

The Commissioners discussed the updated fence ordinance proposal.

Pam Hoffman of 2571 Baltimore Pike addressed the Planning Commission regarding her concerns of the lack setback requirement for fences, buffers, and type/material of fencing permitted. She also discussed variance approvals. Mike Bowersox addressed a few of the concerns mentioned by Ms. Hoffman.

Andy Hoffman of 2575 Baltimore Pike addressed the Planning Commission regarding the lack of setback for the fences. Mr. Hoffman suggested the setback would allow for maintenance to take place between the fence and property line.

General discussion amongst Planning Members and Mr. Bowersox took place. Mike Bowersox will generate a new letter to be submitted to the Board of Supervisors with the Planning Commissions updated recommendation.

Jay Weisensale made a motion to submit the ordinance as written but include a three-foot setback on commercial use properties. Seconded by Darrell Raubenstine. **Motion Carried.**

##### Comprehensive Plan Committee –

Mike Bowersox discussed with the Planning Members the options for the revising of the Comprehensive Plan. The Planning Members can serve as the committee, or a steering committee can be formed to include a variety of people to include residents, board members, staff, etc. After discussion it was determined that the Planning Commissions members would prefer a steering committee.

##### Curative Amendment –

Jay Weisensale requested an update on the Curative Amendment submitted by Burkentine Builders. Mike Bowersox stated that Burkentine Builders has given the Township a 30-day extension to consider the Curative Amendment due to the fact they are working on a solution that is agreeable to all parties.

### Township Zoning Map Revisions –

Jay Weisensale requested an update on the Township Rezoning. Mike Bowersox stated that the rezoning is still in process. The revisions will be submitted to the York County Planning Commission for review and comment.

### OTHER BUSINESS:

#### Dumpster in Belmont 3 –

Len Bradley from RGS Associates addressed the Planning Commission on behalf of Burkentine & Sons. As part of Belmont 3, a large residential community with a property management company, Burkentine Builders is requesting a trash compactor within the development. This would eliminate the need for individual trash receptacles. Len Bradley provided a map showing the proposed location of the trash compactor in reference to the residences and discussed the process for trash elimination. The new impervious area is acceptable with current stormwater calculations. Cory McCoy suggested providing more details on the containment of the liquids due to the proximity to the stormwater basin.

#### Lexington 2A Amenity Structure –

Burkentine Builders would like to install a patio/gazebo amenity for the residents of the community to use. New impervious area is acceptable with current stormwater calculations. Cory McCoy requested RGS reevaluate the location of the proposed structure. The proposed location is over a stormwater infiltration pit. Len Bradley will work with Cory McCoy on adjusting the location.

A favorable recommendation was made to the West Manheim Township Board of Supervisors on the condition of meeting the Township Engineer's recommendations, by Darrell Raubenstine and seconded by Jay Weisensale. **Motion carried.**

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

### PUBLIC COMMENT:

#### St David's Electronic Sign –

Darrell Raubenstine asked the Township to investigate the electronic sign previously approved at St David's Church on Hobart Road. He feels the sign is too bright and may not meet the Township requirements. Mike Bowersox stated we will investigate the concern.

#### Reservoir Heights Drive & Oak Hills Drive Road settling -

Darrell Raubenstine expressed concerns of the settling of the road on Reservoir Heights Drive & Oak Hills Drive. Mike Bowersox stated we will investigate the concern.

#### Burkentine Fields –

Jim Staaf questioned Burkentine Builders and their plans to provide an area to the Township for the recreation park. Mike Bowersox stated they plan to give the Township 46 acres for a recreation park.

NEXT MEETING: The next scheduled meeting for the Planning Commission is on Thursday, April 20, 2023, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 7:25 p.m., seconded by Darrell Raubenstine.

**Motion carried.**

Respectfully Submitted,

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Heather Bair, Recording Secretary