

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
Thursday, April 20, 2023
6:00 PM

MEETING CALLED TO ORDER: The regular meeting of the West Manheim Township Planning Commission was called to order at 6:01 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, Chris Toms, and recording secretary, Heather Bair.

APPROVAL OF MINUTES - Regular Meeting Minutes, March 16, 2023.

Jay Weisensale made a motion to approve the March 16, 2023, Planning Commission meeting minutes as written, 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. Final Plans – Homestead Acres Phase 5

Scott Bert from HRG was in attendance to represent JA Myers.

Scott Bert provided a brief overview of phase 5 and the subdivision in its entirety. He is requesting approval. Prior to the meeting, Scott Bert revised the subdivision plans to meet the Township Engineer's comments. Chris Toms, Township Engineer, confirmed that the General Comments have been addressed and there are a few outstanding comments from the letter dated April 13, 2023. A general discussion amongst Planning Commission members and Scott Bert took place.

Jim Myers made a favorable recommendation to the West Manheim Township Board of Supervisors on the condition of meeting the Township Engineer's comments and seconded by Darrell Raubenstine. With a vote of Planning Commission Members Haines, Myers, Raubenstine and Weisensale voted "yay" and Walker voted "nay". **Motion carried.**

ZONING MATTERS:

Township Zoning Map Revisions –

Mike Bowersox provided the Planning Commission Members with a brief history of the zoning map change request from the Board of Supervisors and actions taken. Due to mistakes made by Township Staff during the process and litigation by Developers, the Township has decided to re-do the entire process. In re-doing the process it was determined to change a few of the things initially proposed. The Planning Commission reviewed these changes prior to the beginning of the year. At that time, a recommendation letter was prepared and submitted to the Board of Supervisors. Current Planning Members discussed the recommendation letter and possible revisions. Some of the discussion items included commercial corridors, industrial locations, farming operations adjacent to residential communities, primary growth areas, and spot zoning.

Andrew Hoffman of 2575 Baltimore Pike addressed the Planning Commission Members in response to the proposed zoning changes. He expressed his concerns about the Keith Smith property being changed to the Commercial-Industrial zoning district. He also discussed the separation of the Commercial and Industrial Zone.

Erica Townes from Barly Snyder representing Randy Warner addressed the Planning Commission Members. Her client, Randy Warner, is opposed to the proposed zoning changes from Rural Resource to Farming.

Jay Weisensale made a motion to send the letter dated April 20, 2023, as written from the Planning Commission to the Board of Supervisors providing comments concerning zoning map changes and text amendments, seconded by Jim Myers. **Motion carried.**

Darrell Raubenstine made an unfavorable recommendation to the West Manheim Township Board of Supervisors on the proposed zoning of the Keith Smith property because of the past nonconforming uses that he has been restricted to or given permission to which could create issues with adjoining residential areas if the zoning changes to Commercial/Industrial. The recommendation was seconded by Jay Weisensale. **Motion carried.**

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning members that the land development plans for BP Real Estate – Self Storage Facility will need signed.

OTHER BUSINESS:

Sewage Planning Modules –

Planning Members, Chris Toms, and Heather Bair discussed planning modules and procedures for approval.

PUBLIC COMMENT:

Andrew Hoffman of 2575 Baltimore Pike informed the Planning Members that the fence setback area was not included on the proposed fence ordinance.

NEXT MEETING: The next scheduled meeting for the Planning Commission is on Thursday, May 18, 2023, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 7:08 p.m., seconded by Darrell Raubenstine.

Motion carried.

Respectfully Submitted,

Heather Bair, Recording Secretary