

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
Thursday, May 18, 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, Jay Weisensale, Township Engineer, Cory McCoy, and recording secretary, Heather Bair. Planning Commission Member Jeff Haines, Planning Commission Member Frederick Walker and Township Manager Mike Bowersox were not in attendance.

APPROVAL OF MINUTES - Regular Meeting Minutes, April 20, 2023.

Jay Weisensale made a motion to approve the April 20, 2023, Planning Commission meeting minutes with the corrections noted, seconded by Jim Myers. **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.

ZONING MATTERS: There are no upcoming zoning cases to discuss.

SUBDIVISION AND LAND DEVELOPMENT PLANS:

A. Final Plans – Cynthia & Christopher (Deceased) Mathias

Keith Bortner and Taylor Althouse from Hanover Land Services were in attendance to represent Cynthia Mathias.

Keith Bortner provided a brief overview of the proposed 2 lot subdivision. They are requesting approval of a waiver request and the final plans. Prior to the meeting, Hanover Land Services revised the subdivision plans to meet the Township Engineer's comments. Cory McCoy confirmed the revisions.

General discussion regarding the current road conditions and waiver request took place between Planning Commission members, Hanover Land Services and Cory McCoy. Discussion of the waiver request and six-month requirement note took place.

1. The Developer is requesting a waiver to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article V Design and Construction Standards, §235-45.B.9 : Existing streets. 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 streets shall be improved to the specifications of § **235-46** from the center line of the streets abutting the property being subdivided or developed. The ultimate right-of-way is requested to be dedicated from the center line of the streets abutting the property being subdivided or developed.

A favorable recommendation by Jim Myers was made to the West Manheim Township Board of Supervisors to grant the waiver request and seconded by Jay Weisensale. With a vote of Planning Commission Members, Myers and Weisensale voted “yay” and Raubenstine voted “nay”. **Motion carried.**

Darrell Raubenstine made a motion to recommend approval of the final subdivision plans to the Board of Supervisors and seconded by Jim Myers. **Motion carried.**

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning Members that the final subdivision plans for Homestead Acres Phase 5 will need signed.

OTHER BUSINESS:

Comprehensive Plan Steering Committee –

Jim Myers provided the Planning Commission members with an update on the steering committee meeting which took place on May 15, 2023. He gave a general overview of the business that took place at the meeting. Steering committee meetings are open to the public on the second Tuesday of the month at 7:00 p.m.

Zoning Ordinance Amendments –

Planning Commission Members and Cory McCoy discussed the proposed Zoning Ordinance amendments and the proposed changes from Rural Resource Zoning district to the Farming district. They discussed the density changes related to the proposed zoning changes. Chairman Myers provided an update from the Public Hearing that took place on May 16, 2023.

Zoning Ordinance Revision: Fencing –

Jim Myers provided an update of the public hearing which took place on May 16, 2023, regarding the fencing height changes.

NEXT MEETING: The next scheduled meeting for the Planning Commission is on Thursday, June 15, 2023, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 6:41 p.m., seconded by Darrell Raubenstine.

Motion carried.

Respectfully Submitted,

Heather Bair, Recording Secretary