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MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING
Thursday, June 15, 2023
6:00 PM

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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, Cory McCoy, and recording secretary, Heather Bair.

APPROVAL OF MINUTES - Regular Meeting Minutes, May 18, 2023.

Darrell Raubenstine made a motion to approve the May 18, 2023, Planning Commission meeting minutes with the correction noted, seconded by Jay Weisensale. **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: Township Manager, Mike Bowersox informed the members that there are no upcoming zoning cases to discuss. Bowersox also provided an update on the two comprehensive plan steering committee meetings which took place over the past two months. In the near future, a survey will be sent out for residents to provide input. Bowersox also informed the members that the Board of Supervisors approved both the Zoning map and text changes. They also approved the revisions to the fencing requirements.

SUBDIVISION AND LAND DEVELOPMENT PLANS:
    A.   Final Plans – Prinland Height Phase 2

    Christopher Owens from Gorden Brown & Associates was in attendance to represent DRB Group, the company developing Prinland Heights.

Christopher Owens provided a brief overview of the proposed phase 2 subdivision. They are seeking approval of the final plans. Prior to the meeting, Owens revised the subdivision plans to meet the Township Engineer's comments.

General discussion regarding road connection, pump station location, sewage flows, cul-de-sacs, pedestrian trail construction, pedestrian trail connections, and recreation space/fees took place between Planning Commission members, Christopher Owens and Cory McCoy.

Darrell Raubenstine 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 Jay Weisensale. With a vote of Planning Commission Members Haines, Myers, Raubenstine and Weisensale voted "yay" and Walker voted "nay". **Motion carried.**

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning Members that the final subdivision plans for Mathias on Ross Road were available for signing.

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 June 13, 2023. Members discussed the conservation overlay and the dedication of usable open space.

Members and the Township Manager discussed the different zoning districts and possible future revisions.

Fred Walker brought up the development type known as traditional neighborhood development. After a lengthy discussion, it was determined that this suggestion should be included in the Comprehensive Plan revision and immediate action is not necessary.

Cory McCoy provided a brief overview of the Comprehensive Plan process. Upon its completion, realigning the Zoning Ordinance and Subdivision Land Development Ordinance may be necessary.

Act 537 Update -

Cory McCoy informed the members that the Township has just started the re-evaluation of sewage areas 4, 5 and 6.

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

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 7:06 p.m., seconded by Darrell Raubenstine. **Motion carried.**

Respectfully Submitted,

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Heather Bair, Recording Secretary