

MINUTES
WEST MANHEIM TOWNSHIP
PLANNING COMMISSION MEETING

THURSDAY, JANUARY 18, 2024
6:00 PM

MEETING CALLED TO ORDER: The regular meeting of the West Manheim Township Planning Commission was called to order at 6:00 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, and recording secretary, Heather Bair and Township Engineer, Cory McCoy.

REORGANIZATION – 2024:

A. Chairman

Chairman Myers asked for nominations for Chairman of the Planning Commission. Jay Weisensale recommended Jim Myers to remain as Chairman. All planning members in attendance agreed that Chairman Jim Myers would remain in his current position. **Motion carried.**

B. Vice -Chairman

Chairman Myers asked for nominations for Vice-Chairman of the Planning Commission. Darrell Raubenstine recommended Jay Weisensale to serve as Vice-Chairman. All planning members in attendance agreed that Vice-Chairman would be Jay Weisensale. **Motion carried.**

C. Recording Secretary

Chairman Myers asked for nominations for Recording Secretary of the Planning Commission. Jim Myers recommended Heather Bair to serve as Recording Secretary. All planning members in attendance agreed that Recording Secretary would be Heather Bair. **Motion carried.**

D. Establish the Meeting Dates and Times for the Planning Commission Meetings

Jay Weisensale recommended that the meeting dates and times for the Planning Commission remain the same: the third Thursday of each month and the meeting time at 6 p.m. All planning members in attendance agreed. **Motion carried.**

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

Jay Weisensale made a motion to approve the November 16, 2023, Planning Commission minutes, seconded by Frederick 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. Final Lot Consolidation – Thomas & Rebecca Golian

Ron Brown from Group Hanover Inc was in attendance to represent the property owners and discuss the plans. They are requesting a favorable recommendation on the plans, a waiver request, and a non-building waiver. Ron Brown provided a brief overview of the plans and intentions of the lot consolidation.

The Planning Commission members and Ron Brown discussed the York County Planning Commission's comments. It was determined that the comments have been met. Cory McCoy reviewed his outstanding comments with the planning members.

Darrell Raubenstine made a favorable recommendation to the West Manheim Township Board of Supervisors on the Golian Final Lot Consolidation plan. Jay Weisensale seconded the recommendation.

Motion carried.

1. SALDO Waiver Request – Improvement of existing public street

The property owner is requesting a waiver to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235-46, 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 street shall be improved to the specifications of 235-46 from the centerline of the street 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 with the six month note added to the subdivision plan. The recommendation was seconded by Darrell Raubenstine. **Motion carried.**

2. Planning Waiver & Non-building Waiver Declaration

Ron Brown provided an overview of the purpose of the nonbuilding waiver. A lot is being created and immediately consolidated. Sewage planning is not required for the lot being created. However, DEP requires the waiver as a formality.

A favorable recommendation by Jay Weisensale was made for the approval of the non-building waiver and authorized Heather Bair to fill out the designated form. The recommendation was seconded by Darrell Raubenstine. **Motion carried.**

B. Preliminary Subdivision: Oakwood Hills

Bob Sharrah from Sharrah Design was in attendance to represent JA Myers and to discuss the plans. Bob Sharrah provided a brief overview of the history and revisions to the plan over the past year. Bob Sharrah has received comments from Cory McCoy however, currently he is only requesting a favorable recommendation on the Planning Module Component 4A. A small pump station is required to be installed within the subdivision due to lack of gravity to move effluent. General discussion amongst the Planning Members and engineers took place regarding zoning, cul-de-sacs, endangered species, adjoining lands, etc.

1. Planning Module Component 4A

Jim Myers reviewed the questions of the Planning Module with Bob Sharrah and the other planning members.

A favorable recommendation by Darrell Raubenstine was made to authorize Heather Bair to approve and sign the Planning Module Component 4A and seconded by Jeff Haines. With a vote of Planning Commission Members Haines, Myers, Raubenstine and Weisensale voted “yay” and Walker voted “nay”. **Motion carried.**

ZONING MATTER: Township Manager, Mike Bowersox informed the members that the January Zoning Hearing case involves the request to construct decks within the rear setback of the Belmont Villas. The case involves several properties at different phases of construction. The applicant for the request is Burkentine and Sons.

COMPREHENSIVE PLANS: Township Manager, Mike Bowersox provided a brief update of the comprehensive plan meetings. He gave the Planning Commission members a list of historical sites generated by the Historical Committee. He asked the commission members to prioritize the list by historical importance. If deemed necessary to include in the Zoning Ordinance a section of historical preservation, these historical sites could be included for review and preservation.

OTHER BUSINESS: None.

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning Members that the final subdivision plans for Whitetail Ridge Lot Line Adjustment were available for signing.

PUBLIC COMMENT: Chairman Myers asked if anyone present wanted to discuss an item not listed on the agenda and received no reply.

NEXT MEETING: The next scheduled meeting for the Planning Commission is on Thursday, February 15, 2024, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 7:00 p.m., seconded by Frederick Walker.

Motion carried.

Respectfully Submitted,

Heather Bair, Recording Secretary