

MINUTES  
WEST MANHEIM TOWNSHIP  
PLANNING COMMISSION MEETING  
THURSDAY, FEBRUARY 15, 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, Jay Weisensale, Township Manager Mike Bowersox, and recording secretary, Heather Bair. Township Engineer, Cory McCoy was not present for the meeting. Frederick Walker arrived at 6:40pm.

APPROVAL OF MINUTES - Regular Meeting Minutes, January 18, 2024.

Darrell Raubenstine made a motion to approve the January 18, 2024, Planning Commission minutes, seconded by Jeff Haines. **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. A resident in the audience requested to be on the agenda regarding subdivisions.

SUBDIVISION AND LAND DEVELOPMENT PLANS: None

SIGNING OF APPROVED PLANS: Chairman Myers told the Planning Members that the final lot consolidation subdivision plans for Thomas & Rebecca Golian were available for signing.

ZONING MATTER: Township Manager, Mike Bowersox provided an update on the January Zoning Hearing case. The application for the deck variance in Belmont Villas was approved by the Zoning Hearing Board.

Mike Bowersox then provided an overview of the two cases scheduled in February for the Zoning Hearing Board. The first case is a property located in the commercial zoning district being used as a business. The applicant is requesting to add a residential apartment to the commercial structure creating a mixed-use property. The second case in February is Pine Creek Structures is requesting a variance from the sign

regulations. Pine Creek Structures would like to move their digital sign to their new location on Toll Gate Road. The location abuts residential properties, and the sign is larger than permitted by ordinance.

PUBLIC COMMENT: William Hill of 634 Fuhrman Mill Road addressed the Planning Commission Members to discuss the proposed development, Oakwood Hills, which is located behind his property. William Hill provided an overview of his history in the Township and expressed his concerns of the growth taking place within the Township. He addressed specific concerns regarding the proposed Oakwood Hills Development. Planning Commissions members suggested Mr. Hill attend the meeting in which Oakwood Hills is an agenda item. William Hill provided his written correspondence and maps to the planning members. These documents will be included in the packet at the time of the Oakwood Hills review.

COMPREHENSIVE PLANS: The Planning Commission members discussed the list of historical sites that was provided to them at the last meeting. Discussion amongst members included locations deemed important for preservation. Planning members worked together to generate a list to be given to the Comprehensive Plan Steering Committee for review.

OTHER BUSINESS: None.

NEXT MEETING: The next scheduled meeting for the Planning Commission is on Thursday, March 21, 2024, at 6 p.m.

ADJOURNMENT: Jay Weisensale made a motion to adjourn at 7:05 p.m., seconded by Frederick Walker.

**Motion carried.**

Respectfully Submitted,

---

Heather Bair, Recording Secretary