

**WEST HEMPFIELD TOWNSHIP SUPERVISORS and  
TOWNSHIP PLANNING COMMISSION  
Joint Board Meeting April 20, 2017**

The West Hempfield Township Board of Supervisors held a Special Joint Meeting on Thursday, April 20, 2017 at the West Hempfield Township Municipal Office at 3401 Marietta Avenue, Lancaster, Pennsylvania. Chairman David Dumeyer, Vice Chairman Edward Fisher and Board members Frank Burkhart, Kent Gardner and Naomi Martin were present. Planning Commission Members present were: Ronald Beam, John Rodman, Barry Carter and James Stuckey. Also in attendance were Andrew Stern, Township Manager; Melissa Kelly, Township Engineer; Dean S. Severson, Director of Lancaster Community Planning, and Maria K. McDonald serving as Recording Secretary.

**A. CALL TO ORDER**

Chairman David Dumeyer called the meeting to order at 7:30 p.m.

**B. COMMUNICATIONS**

**a. BOARD OF SUPERVISORS**

Kent Gardner announced that he is attending the Executive COG meeting tomorrow in State College and will bring back some information to the Board.

David Dumeyer also indicated that PSATS will start next week.

**b. TOWNSHIP MANAGER**

Mr. Andrew Stern, Township Manager, informed the members that he has one item to request a brief executive session to discuss a police personnel matter. Chairman Dumeyer indicated that they would adjourn to an executive session immediately after the Joint Meeting.

**c. RESIDENTS – None.**

**C. KAMES HILL ROAD CULVERT – AWARD CONTRACT TO KEYSTONE CONCRETE PRODUCTS, \$39,950.00**

Chairman Dumeyer indicated the Township received two bids for the Kames Hill Road Culvert, one bid from Monarch Products Co., Inc. in the amount of \$67,390.00 and the second from Keystone Concrete in the amount of \$39,950.00.

**Motion:** A motion was made by Mr. Gardner, seconded by Mr. Fisher, to award the contract for the Kames Hill Road Culvert to Keystone Concrete in the amount of \$39,950.00. **Carried 5-0.**

**D. ACTION: SYLVAN VIEW PHASE 3 FINAL PLAN, WHTPC-2-17 (6/1/17)**

Mr. Bill Swiernik of David Miller Associates, Inc. and Jay Provanzo of Heartland Builders, Inc. informed the members that they are proposing Phase III of Sylvan View Development, the last phase. They are proposing to subdivide the remaining tract lot area into 32 single family lots.

Mr. Stern handed out motions that were passed in the prior phases, which he ran by the Township Solicitor. The solicitor has concurred it would be appropriate if the Board acted upon this tonight. Mr. Provanzo explained to the Board that one of the conditions of the previous approvals were they would provide the Township with the Agreements with Columbia Water Company (CWC) & Lancaster Area Sewer Authority (LASA) prior to the Township releasing the final plan. CWC and LASA will not release their agreements without the developer posting a letter of credit. Their financial institution, Fulton Bank, won't release letters of credit until they have the plan recorded because that creates the collateral for the bank. Therefore, they are requesting to allow them 30 days to get the Township, the CWC, and LASA Agreements.

**Motion:** A motion was made by Mr. Gardner, seconded by Mr. Burkhart, to approve the Final Subdivision Plan for Sylvan View Phase 3 subject to the conditions that are referenced in the letter received prior to this agenda item. **Carried 5-0.**

**E. COMPREHENSIVE PLAN**

**a. LAND USE**

Mr. Stern showed the Board a map which was discussed at the last Planning Commission meeting. The map had different overlays indicating the types and amounts of different land uses in West Hempfield Township. Mr. Stern indicated Lisa Riggs from the Lancaster Economic Development Corporation (EDC) and Karen Martynick of Lancaster Farmland Trust will discuss the Township's needs economical and thoughts about the preservation of farms.

**i. LISA RIGGS, PRESIDENT, LANCASTER EDC**

Ms. Lisa Riggs discussed with the Board what the objective of the Lancaster EDC, which is to enhance the economic well-being of Lancaster County by bringing together business resources, capital and government for selective, measurable and sustainable growth. The EDC helps with how to provide economically and sufficiently support agricultural farming, which balances out the quality of life and creates spaces to provide substantial wages and the character of the way of life in Lancaster County. The County has a diverse business area, which is good, but due to the lack of available areas it is a challenging struggle to help the growth of certain existing types of businesses, let alone support new businesses in the County.

**ii. KAREN MARTYNICK, EXECUTIVE DIRECTOR OF LANCASTER FARMLAND TRUST**

Karen Martynick, Executive Director of Lancaster Farmland Trust passed out maps showing farms preserved by Lancaster Farmland Trust and farms preserved by Agricultural Preserve Board and joint easements within West Hempfield Township. The Lancaster Farmland Trust is a private organization, which has very few farms preserved by them in the Township, but many are preserved by the Agricultural Preserve Board. Ms. Martynick stated she agrees with Ms. Riggs regarding economic development and land protection are two sides of the same coin. They improve the quality of life which makes businesses and people want to remain here. Also that land use impacts economic growth and helps farm land exist.

There was a discussion between the Board, Township Staff and Ms. Martynick regarding the opportunity of the preserved farms having agricultural businesses located on them. Agricultural farming could be considered an industry. These businesses would have to meet the different criteria that would be provided by the Agricultural Preserve Board or the Lancaster Farmland Trust, whomever they had preserved the farm through. The desire of the Township is not to convert farmland into development areas; the goal is to provide for reasonable industrial development growth and opportunities for higher density residential growth. The Township will look toward the future with the Comprehensive Plan and use the right tools to hopefully help support business growth with a balance of preserved farms.

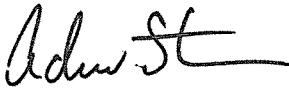
**b. NEXT TOPIC**

There was a discussion with the Board, Planning Commission, and Township Staff regarding the next topic of discussion for the next joint meeting, and when that meeting would be held. The next topic will be Land Use Issues with respect to urban growth boundaries and individual parcels and natural and agricultural resources. The next joint meeting will be held on June 15, 2017 following the regular scheduled Planning Commission Meeting.

**F. ADJOURNMENT**

Chairman Dumeyer asked for a motion to adjourn the meeting to go into executive session. A motion was made by Mr. Gardner, seconded by Mr. Fisher, to adjourn the meeting and go into executive session at 8:45 p.m. **Carried 5-0.**

Respectfully submitted,



Andrew Stern  
Secretary

