

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING
Minutes of January 7, 2021

The Board of Supervisors held a Work Session Meeting at West Hempfield Township Municipal Building, 3476 Marietta Avenue. The meeting advertised in the Legal Ads section of LNP, on the Township's website, and was posted on the front door of the municipal building. The public was permitted to attend in-person.

Chairman David Dumeyer and Board Members Kent Gardner, Edward Fisher, Robert Munro, and Naomi Martin were present at the meeting, as well as Township Manager Andrew Stern and Zoning Officer Dwayne Steager.

The purpose of the meeting was to discuss the possible rezoning of properties owned by SBCC Land Co. LP, represented by William Murry. Mr. Murry, along with his design consultant Chris Venarchick, RLA (RGS Associates), and attorney Claudia Shank (McNees Wallace), were present at the meeting. The properties are generally bounded by Marietta Avenue, Ivy Drive, Stony Battery Road, and Corporate Blvd.

I. CALL TO ORDER.

Chairman Dumeyer called the meeting to order at 7:00 p.m.

II. MURRY PROPERTIES.

- There are still pending requests before the Board for the rezoning of these parcels to Traditional Village (TV) and to amend the text of the Traditional Village (TV) Ordinance. The rezoning was placed on hold during a previous public hearing. The text change request was withdrawn and resubmitted but has not moved forward for review due to a lack of a seconded motion from the Board.
- The process began in July 2017 when the project was reviewed by Township staff and the Township's Planning Commission. In August of 2018, the properties were added to the Urban Growth Area (UGA) by the Board of Supervisors. In the summer of 2019 the proposed map and text amendments were formally submitted to the Township. The Lancaster County and West Hempfield Planning Commissions recommended approval in the fall of 2019. In October of 2020 the project came to a halt due to concerns of several Board members. Today's meeting is to discuss the Board members' concerns in an attempt to revisit this project in a way that can be supported by the Board.
- Chris Venarchick reviewed the design aspects taken into consideration with the prior iterations of this plan, which included the property location, property shape, location of the floodplain, accessibility to the property from main roads, traffic around the properties, nearby land uses, and topography of the site. Chris pointed out that while the property seems flat, it actually has a significant slope which would make non-residential uses a bit more complicated to build, especially larger industrial facilities which need to be flat.

- Chris Venarchick and Bill Murry explained that a truly mixed use plan with residential and non-residential would be difficult to find tenants for. Other similar plans in the County have significant vacancies in the non-residential spaces.
- Chris Venarchick shared their latest plan idea which shows fee simple townhouses, garden apartments, and multi-family dwellings with a total dwelling count of 421. This plan is based on the Traditional Village (TV) zoning.
- Kent Gardner expressed concern about impact of traffic on nearby streets. Chris explained that the project would be constructed over many years and that future traffic would be analyzed through a traffic study.
- Bill explained that phase 1 would most likely be owner occupied units as the income from selling those units would cover part of the up front infrastructure costs.
- Bill explained they would like to do a floodplain restoration project as part of this as encouraged by the Township staff, but they cannot afford to do this if the project is a single family development.
- Rob Munro asked why they couldn't use R3 zoning instead of TV? If they are only looking at residential units for the properties in question there really isn't a need for TV designation.
- Bill expressed concern about their ability to build to an appropriate density in R3. They would need quite a number of TDR's which may not currently be available.
- Andrew Stern explained that when Bill and his consultants first approached Township staff in 2017, the idea was to have a mixed use development, thus TV seemed appropriate. For a number of reasons, the non-residential uses in mixed use developments have been struggling around the county, thus it might not be feasible anymore.
- Bill explained that if they build the residential units first, then there may be enough people living there to sustain non-residential uses on the neighboring twenty acre parcel sometime down the road, but we really don't know at this time.
- Ed Fisher commented that he cannot see TV extending so far out from the existing Silver Spring TV area. He also does not see what is being proposed as being TV.
- Ed commented that the Floodplain Restoration portion of this project will benefit the Township and may be an opportunity for us to work together.
- Ed commented that he would like to see Single Family Dwellings border the existing Single Family Dwellings on Ivy Drive. Then the intensity of housing can increase as they transition away from the existing housing. He is not opposed to some multi family units, but they should be towards the interior of the project.

- Claudia Shank explained how they may be able to use deed restrictions to make sure the Township gets what is being presented prior to the Board taking leap of faith with rezoning the property.
- Bill will work with his team to revise their project and will submit sketches in the near future for us to look at.

III. ADJOURNMENT.

Chairman Dumeyer *adjourned* the Board of Supervisors Work Session meeting at 8:15 p.m.

Respectfully submitted,



Andrew Stern, Township Manager

