

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of July 18, 2019 – 7:00 PM

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3476 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, July 18, 2019. Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Secretary Barry Carter and Amanda Hood were present. Also in attendance were Dwayne R. Steager, Zoning Officer, and Jim Caldwell Township Engineer.

I. Pledge of Allegiance

II. Minutes

Members reviewed the minutes of the June 20, 2019 meeting.

Motion: A motion was made by Mr. Carter, seconded by Mrs. Hood, to approve the minutes of June 20, 2019. **Carried 3-0.**

III. Communications

Chairman Rodman asked Secretary Carter if there were any communications to report. Secretary Carter indicated that he received the comments from LCPC on the Funk Investment Properties Petition/Amendment to the West Hempfield Township Zoning Ordinance.

IV. Briefing Items - None

V. Agenda Items

**A. 1725 Clear Spring Road -WHTPC 05-19
Revised Final Subdivision Plan**

Mr. Chris Sestrich of Penn Terra Engineering, Inc. informed the members the applicants Russzell Canouse and Erika Ortega are resubmitting a final subdivision and land development plan for comment. The plan was reviewed and conditionally approved under the previous owners George M. and V. Lorraine Lewis by the Board of Supervisors in March of 2017. The Lewis's sold the property to Mr. Canouse in October of 2018 and is now finalizing the outstanding items from that conditional plan approval. The plan set and documentation has been revised to reflect the current owner/applicant and the previously proposed improvements remain the same except for the on lot sanitary sewer system. Because of the lot size for Lot 1 was smaller than the hydrogeological study would permit, an Orenco denitrification system needed to be installed prior to the recording the plan. This was a condition that was placed on the DEP planning module. To satisfy this requirement they are now proposing to connect the proposed lots to the public sewer system with a low-pressure sewer lateral into an existing manhole within Wagoners Way. The are also requesting permission to continue the use of the existing on-lot septic system that serves the existing dwelling until a building permit is applied for and issued for Lot 2. When the building permit for Lot 2 is applied for each lot would be required to connect to public sewer at that time. Due to this change they have

**West Hempfield Planning Commission
Minutes of July 18, 2019**

included a planning module exemption request for the connection of 2 EDU's and have also submitted a capacity request to LASA to process the planning module.

Motion: A motion was made by Mr. Carter, seconded by Mrs. Hood, to recommend approval of the 1725 Clear Spring Road Revised Final Subdivision Plan with the following conditions: the applicant satisfies all outstanding comments of the Rettew's letter dated July 11, 2019; the applicant obtain the LASA review/approval for the proposed sanitary sewer connection; the applicant will have an agreement for the water line in a recordable form acceptable to the Township, the applicant will have a resolution of the geothermal discharged that is being shown on the proposed plan; and that the applicant satisfies all outstanding comments and requirements to the satisfaction of the Township. **Carried 3-0.**

**B. Discussion on Rezoning
Heartland Builders**

This item was withdrawn from the Planning Commission Meeting Agenda by the applicant prior to the meeting.

VI. The next regular meeting will be held on August 15, 2019 at 7:00 PM.

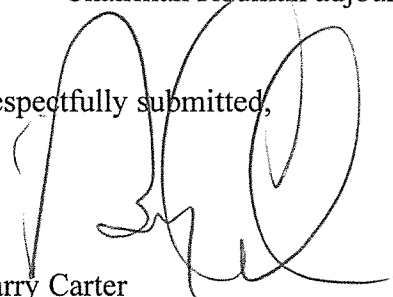
VII. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

Motion: A motion was made by Mrs. Hood, seconded by Mr. Carter, to adjourn the meeting. **Carried 3-0.**

Chairman Rodman adjourned the meeting at 7:30 PM.

Respectfully submitted,


Barry Carter
Secretary