

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of August 15, 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, August 15, 2019. Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Vice Chairman James Stuckey and Joel Wamsley were present. Also in attendance were Alex W. Rohrbaugh, AICP, Senior Community Planner, Lancaster County Planning Commission; Andrew Stern, Township Manager; Melissa Kelly, Township Engineer and Maria K. McDonald, Assistant Zoning Officer and Recording Secretary.

**I. Pledge of Allegiance**

**II. Minutes**

Members reviewed the minutes of the July 18, 2019 meeting.

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to approve the minutes of July 18, 2019. **Carried 3-0.**

**III. Communications**

Chairman Rodman asked if there were any communications to report. Chairman Rodman indicated that Secretary Carter had given him the receipt from LCPC for the SBCC Land Co. LP petitions and that there will be a meeting held on September 9, 2019.

**IV. Briefing Items - None**

**V. Agenda Items**

**A. SBCC Land Co. LP -WHTPC 07-19**  
**Petition to Amend West Hempfield Township Zoning Ordinance**

Mr. Mark Stanley of McNeese Wallace & Nurick LLC and Bill Murray of SBCC Land Co. LP, Chris Venarchick of RS Associates informed the members SBCC Land Co. L.P. (“SBCC”) is the record owner of the land located along Ivy Drive and Marietta Avenue. SBCC is proposing a petition to amend the West Hempfield Township Zoning Ordinance to allow the following: 1) to allow a developer to identify the front yard of principal structures in new planned village developments within the Traditional Village District (TV) to which the 30 foot maximum front yard setback will apply; 2) to reduce the minimum required lot width for lots in planned village developments within the TV Zoning District; 3) to increase the maximum area per floor for buildings in planned village developments within the TV Zoning District to encourage the use of pervious paving in on and off street parking areas within the TV Zoning District; 4) to mandate that 50% of all required parking space be located within 150 feet of the dwelling unit they serve within the TV Zoning District; and 5) to allow for banks or other financial institutions or retail stores with drive-through service as permitted use within the TV Zoning District.

A discussion was held between the applicants and members regarding the proposed changes in the zoning ordinance in the TV District. The outcome of the discussion was the changes being proposed were acceptable with some recommendations. Mr. Murray discussed the issue of the building height in the TV District with the members and stated if a three-story multi-family building was built under 35 feet, there would be no roof pitch to the building which is not conducive to the architecture. Mr. Murray requested the members to make it a consideration to address the maximum building height in the TV District.

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**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approving the SBCC Land Co. LP petition to amend the West Hempfield Township Zoning Ordinance with the following conditions: 1) the applicant works with township staff to address the maximum building height; 2) in regard to maximum front yard setback requirements referencing Item 10 in the narrative - the priority for the front yard is Marietta Pike where applicable. **Carried 3-0.**

**B. SBCC Land Co. LP -WHTPC 08-19  
Petition to Amend West Hempfield Township Zoning Map**

Mr. Mark Stanley of McNees Wallace & Nurick LLC and Chris Venarchick of RLA informed the members they represent SBCC Land Co. L.P. ("SBCC") record owner of the land located along Ivy Drive and Marietta Avenue. SBCC is proposing a petition to amend the West Hempfield Township Zoning Map to change the zoning from the Rural Agricultural Zoning District to the Traditional Village Zoning District classification for the tracts of land identified as tax parcel numbers 300-71727-0-0000; 300-71728-00000; a portion of 300-36140-0-0000; and a portion of 300-93514-0-0000 which is split-zoned with the easternmost portion zoned Rural Agricultural and the westernmost portion zoned Traditional Village owned by Ivan D. and Rachel E. Forry.

**Motion:** A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of the SBCC Land Co. LP petition to amend the West Hempfield Township Zoning Map as it was presented. **Carried 3-0.**

**VI. The next regular meeting will be held on September 19, 2019 at 7:00 PM.**

**VII. Adjournment**

Chairman Rodman called for a motion to adjourn the meeting.

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

Chairman Rodman adjourned the meeting at 8:00 PM.

Respectfully submitted,

Barry Carter  
Secretary

