

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION

Minutes of February 21, 2012

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, February 21, 2012. Chairman Ron Beam called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board Members John Rodman, Vice Chairman; Larry Groff; Dan Nonnemacher; and Alice Yoder were present. Also in attendance were Ron L. Youtz, Township Manager and Jodi Grove, Zoning Officer and acting Recording Secretary.

I. Minutes

Members reviewed the minutes of the January 17, 2013 meeting.

Motion: A Motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of January 17, 2013. **Carried 5-0**

II. Communications

Chairman Beam asked if there were any communications at this time and there were no communications to report.

III. Briefing Item

A. Amerimax Home Products – WHTPC 13-02

Storm Water Plan/Parking Lot Expansion

Location: 450 Richardson Drive

Zone: Industrial-2

Acreage: 4.1

Proposed Total Parking Spaces: 176 (Including 17 new spaces)

1. Ron Youtz, Township Manager, presented the Amerimax Home Product plan to the Commissioners. He stated that it is being considered a Stormwater Management Plan and they are asking that it not be subjected to the requirements of the SALDO for processing a Land Development Plan and are therefore requesting a waiver from Land Development. He advised the Board that the applicant is proposing the creation of a new gravel parking area to store trailers. They evidently have trailers at various times all over this site taking up some of their other parking which has made it cumbersome. This should clean up the lot and make the operations more efficient. There is a stormwater basin with some under drains in it that is being proposed. You can see where the line is on the plan that divides West Hempfield Township and East Hempfield Township although most of the work is in East Hempfield Township. A courtesy plan will be forwarded to East Hempfield Township for their review. Since Rettew prepared the plan it has been deferred to ELA for review. We are waiting for

their first review letter. We will also follow up with a Staff Meeting prior to it coming back to the Planning Commission in March. No additional employees are being hired.

IV. Agenda Item

A. Update on R-2 Inventory

Pat Kadel, Lancaster County Planning Commission, provided an analysis of the R-2 Inventory for West Hempfield Township to the Commissioners. Mr. Beam asked that an Executive Summary be prepared which should include: 1) How many acres available for building how many units 2) How does that compare to West Hempfield Township's current Comprehensive Plan and 3) Goals and objectives when moving forward. Then get into the procedure of how things should or shouldn't be changed. Ms. Kadel stated that she stayed away from specific recommendations as she agrees that this decision needs to come from the West Hempfield Township Planning Commission and not from the County. Mr. Youtz stated that the Township and the County can work together and come up with a Summary by next month's meeting. Mr. Youtz also stated that the Planning Commission is still going to have to revisit the petition for rezoning. The Board will have to reschedule that hearing. Mr. Youtz asked the Planning Commission that in communicating with their legal counsel, Stacy Morgan, do they have a comfort level to put this as an agenda item for their next meeting or did they want to see the summary first and then act on it as a follow up to that? Mr. Rodman asked if the summary would be ready for their next meeting. Mr. Youtz stated that it could absolutely be ready if that's what the Board wishes. Chairman Beam stated that it could go on the agenda and then they could decide if they'd like to act on it or not. Mr. Groff stated that as long as they have the right information it wouldn't take a lot of time to make a decision. Mr. Nonnemacher asked that for the Planning Commission to make a decision what are the potential options for that decision? Do nothing? Recommend rezoning? Mr. Youtz also stated that recommending denial was another option. Mr. Youtz stated that it then goes to the Board of Supervisors and they have to conduct a public hearing. That process was somewhat started and then was halted because of the concerns. Mr. Beam asked how many of the properties have an offer for rezoning. Do we rezone now? Mr. Nonnemacher stated that the numbers were looked at but maybe not studied and asked Mr. Youtz what his gut feeling was at this point. Mr. Youtz feels that the data the Township has is crystal clear that there is not enough property to meet the future demands for housing. There are a couple of ways of getting there and to rezone for residential the Township has to get more creative with the Zoning Ordinance. Mr. Beam added that that would mean increase some densities or a combination thereof. But then there's a timing issue. How critical is the need? Is there something that should be done today and it might be relative to the rezoning request. Mr. Youtz stated that just by reviewing the data from the County and looking at specific properties, for example properties in the 10 acre range, if a developer walked into the Township office tomorrow looking for potentially a piece of land to develop there's not much out there where the property owner would have interest into talking to them about selling. There are tracts out there but nothing with a for sale sign up or any of these that we know of that are anxious to sell for development. Mr. Beam stated that the Township doesn't have that many tracts of relatively descent size to generate numbers of units. Some of the larger tracts that the Township does have has severe limitations or have owners that are just not

going to develop. The other smaller properties, given our geography and terrain are tough. Mr. Youtz stated that there are a few larger tracts that have never been rezoned and are still zoned as agricultural and I would think as part of that summary that those are pointed out. Mr. Beam stated that they have to be looked at for sewer and water availability. Mr. Nonnemacher stated that when the Township was working on the Comprehensive Plan the Nicholas tract was considered since it was 70+ acres. This particular land is this the direction the Township would want to go towards? There is water and sewer there, infrastructure is there but where is the direction we would want to point the growth? Mr. Youtz stated that if the Township decided to extend the boundaries that would make sense to go that way. The Future Land Use Map shows that for Rural Residential. Not like it should be reserved for farm land but it is not within the growth boundaries at this point. Mr. Beam stated that they should look at some of the farm land to see if that still makes sense to keep that agricultural. He also asked what the status is with the Township's Transferable Development Rights (TDR's). Mr. Youtz stated that the Township still has 17 and that 23 were just sold to Sylvan View. Mr. Beam asked that since preservation efforts have slowed, is that going to make farmers more inclined to sell TDR's? Mr. Youtz stated that in these times there could be a time when a developer is knocking on the farmer's door and implementing contracts. Mr. Beam stated that the only way they're going to get money is to develop or sell TDR's. We don't want to try to get it developed if it's prime farmland. We're going to reach our quota of Ag Preserved Land. What are the regeneration type potentials? There are areas that could be redeveloped although there's not that many. Mr. Youtz stated that he feels there's a lot of work to do to reach the goals that the future growth projections are. Mr. Beam stated that the Township is fortunate that there has been an economic slowdown otherwise they would have been under tremendous pressure. Since the Growing Together there has been Winchelsea, Chatsworth, Sylvan View and Concordia Estates. We had those lands available for development and were fortunate that they got developed in these times. Mr. Nonnemacher stated that there are a couple of developments that have been approved but haven't started breaking ground. Mr. Youtz stated that Sylvan View is the only residential development. Ms. Kadel stated that she is glad that they are doing this. She stated that since the Growing Greener it has been 5 years and that the policies have matched up with the plan the last 5 years. The Comprehensive Plan will need to be updated in 2017. It will need to be done as a group or the Township will need to do it on their own. The Comprehensive Plan was done in 2002. It will need to be talked about soon.

Motion: A Motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to adjourn the meeting. **Carried 5-0**

Respectfully submitted,

Alice Yoder
Secretary