

**WEST HEMPFIELD TOWNSHIP SUPERVISORS  
SPECIAL MEETING - JANUARY 30, 2019**

A Special Meeting was held at the Township Municipal Building 3476 Marietta Avenue, Lancaster, Pennsylvania on Wednesday, January 30, 2019 to *continue* Public Hearing: Conditional Use #79: 620 Sycamore Drive, Open Space Design Option. David Dumeyer, along with Board members Edward Fisher, Kent Gardner, Naomi Martin and Robert Munro were present. Also in attendance were: Josele Cleary, Township Solicitor; Melissa Kelly, Township Engineer; Chief of Police Mark Pugliese I; Zoning Officer Dwayne Steager; Allen Blank, Court Reporter and Judy Carrier, Recording Secretary. Township Manager Andrew Stern was not present for the meeting.

CALL TO ORDER.

David Dumeyer called the meeting to order at 7:00 p.m. and led with the Pledge of Allegiance.

I. PUBLIC HEARING – *Continued* from January 7, 2019

A. Conditional Use #79: 620 Sycamore Drive, Open Space Design Option.

Chairman Dumeyer reconvened Conditional Use #79: 620 Sycamore Drive, Open Space Design Option Public Hearing *continued* from January 7, 2019. He stated that testimony was left open at the end of the meeting held January 7, 2019 and briefly summarized the proceedings. A court stenographer was present to record testimony and the stenographic transcript will be the official record of the Hearing.

Attorney Mark Stanley, Partner, McKnees Wallace & Nurick, LLC, representing the applicant, reintroduced Gabe Clark and Aaron Repucci, Catalyst Commercial Development; Kathy Conley, Client Manager, RGS Associates; and Jarred Neal, PE, Project Manager, Traffic Planning & Design, who were present to provide testimony on behalf of the applicant. Attorney Stanley briefly reviewed the last meeting and recalled Kathy Conley to provide additional comments regarding stormwater based upon comments and concerns heard at the January 7, 2019 meeting. Jared Neal was sworn in and recognized by the Board of Supervisors as an expert witness to present testimony related to traffic components of the project.

The Board of Supervisors conducted a cross-examination of the witnesses who provided testimony on behalf of the applicant. All parties and members of the audience were given the opportunity to ask questions and make comments to the applicant and to the Board of Supervisors. A list of ten conditions issued by Township Staff were acceptable to the client as discussed and negotiated and read into the record. Solicitor Cleary and the Board of Supervisors proposed three additional conditions pertaining to a Geotechnical Study at Mud Lake, Agricultural Notice by the Homeowners Association, and additional Traffic Studies, and these conditions were acceptable to the applicant and read into the record. Motion was made by Edward Fisher and seconded by Robert Munro to *accept* the exhibits offered by the applicant. The motion passed (5-0).

Chairman Dumeyer called for a motion to close the Hearing. Motion was made by Kent Gardner and seconded by Robert Munro to *close* the Conditional Use #79: 620 Sycamore Drive, Open Space Design Option Public Hearing. The motion passed (5-0) and the Hearing was closed at 10:55 p.m.

Chairman Dumeyer reminded that after close of testimony, no further discussion, testimony, exhibits or changes are permitted. The Board has 45 days to render a decision and it was the general consensus of the Board to do that at the March Regular Board of Supervisors Meeting.

II. ADJOURNMENT.

Chairman Dumeyer *adjourned* the Board of Supervisors Special Meeting at 11:00 p.m.

Respectfully submitted,



Andrew Stern,  
Township Manager

