

**WEST HEMPFIELD TOWNSHIP SUPERVISORS and  
TOWNSHIP PLANNING COMMISSION  
Joint Board Meeting October 20, 2016**

The West Hempfield Township Board of Supervisors held a Special Joint Meeting on Thursday, October 20, 2016 at the West Hempfield Township Municipal Office at 3401 Marietta Avenue, Lancaster, Pennsylvania. Chairman David Dumeyer and Board members Vice Chairman Ed Fisher, Frank Burkhart and Naomi Martin were present. Planning Commission members present were Chairman Ron Beam, Vice Chairman John Rodman, Secretary Alice Yoder, Larry Groff and Dan Nonnemacher. Also in attendance were James Williams, Interim Township Manager, Melissa Kelly, Township Engineer, Dean Severson, Community Planner for Lancaster County, Jodi Heffner, Zoning Officer, and Maria K. McDonald serving as Recording Secretary. Board of Supervisors member Kent Gardner was not present for the meeting.

**I. CALL TO ORDER**

Chairman David Dumeyer called the meeting to order at 7:55 p.m.

**II. COMMUNICATIONS**

**A. Board of Supervisors – None.**

**B. Township Manager – None.**

**C. Residents – None.**

**III. APPOINTMENT OF TOWNSHIP MANAGER**

Chairman Dumeyer indicated that the Board of Supervisors met in Executive Session following their October 4, 2016 regular meeting and agreed that they would extend an offer of employment as Township Manager to Andrew Stern and would like to formalize this in a public setting, and this meeting is one they have chosen to do so. Chairman Dumeyer called for a motion to appoint Andrew Stern as Township Supervisor.

**Motion:** A motion was made by Mr. Fisher, seconded by Mr. Burkhart, to appoint Andrew Stern as the new Township Manager. **Carried 4-0.**

**IV. 3909 ABEL DRIVE FINAL LAND DEVELOPMENT PLAN – WHTPC 15-14  
WAIVER OF SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

Mr. Michael L. Saxinger of Saxinger & Associates, Inc. informed the Board that on behalf of his Client Mr. Naumann they are requesting the Board to consider the following waiver of the West Hempfield Township Subdivision and Land Development Ordinance (SALDO) Section 306.G. This section of the SALDO requires compliance with all plan approval conditions within 90 days of receiving said approvals. The applicant was delayed in getting the needed improvement guarantee for the project. Mr. Naumann is now ready to move forward with the project and the improvement guarantee was finalized and has been delivered to the Township. The plans for the project have not changed since they were conditionally approved back in December 2015 and a certificate stating this has been added to the plan.

**Motion:** A motion was made by Mr. Fisher, seconded by Mr. Burkhart, to recommend approval of the waiver for Section 306.G of the West Hempfield Township SALDO that requires compliance with all plan approval conditions within 90 days of receiving said approvals. **Carried 4-0.**

## V. COMPREHENSIVE PLAN UPDATE

### A. DEBRIEFING FOR MEETING ON AUGUST 17, 2016

Chairman Dumeyer inquired about the amount of surveys that the Township has received from the residents. Interim Manager Jim Williams stated that since the flyer was reduced down to one page and inserted in the Fall Newsletter the response has been very well. Mr. Williams and Chairman Dumeyer indicated that hopefully Mrs. Maria McDonald and Ms. Jodi Heffner could put together a report of the responses. Mrs. McDonald indicated to the Board that maybe they should give some more time to receive the surveys from the residents. Mr. Ron Beam, the Chairman of the Planning Commission, also agreed on this issue.

Dean Severson, the Community Planner for Lancaster County, and Mr. Williams passed out maps requested by Mrs. Yoder. The maps contained information showing the inventory of trails and sidewalks located in the Township. Mr. Severson also stated that he discussed with Mr. Williams that he could work with him or Andrew Stern and help make a list of deferred sidewalks in the Township. This would give the Township an idea of what they have done in the past. Mr. Severson also handed out a document that Upper Leacock Township had Rettew compile regarding a sidewalk master plan for Route 23. Upper Leacock has a goal of connecting sidewalks along Route 23. Everyone looked at the maps and discussed many possible alternatives of connecting trails and sidewalks in the Township. Mr. Severson indicated he could make a list from the County Planning Commission plans for West Hempfield Township of deferred sidewalks, or they could rely on the memory of the Board and members. He inquired what the time frame to start the listing from. There was a small discussion and it was determined the list should start with when the Township SALDO came into effect in 1990. Mr. Severson indicated he could give a listing to all deferrals starting from that time for review.

Chairman Dumeyer asked Ms. Heffner if she would like to discuss her information she has for the Board and members tonight. Ms. Heffner explained that she has been attending a training class regarding the requirements of the Comprehensive Plan. The information is from a slide show that was given to her from the Pennsylvania Municipalities Planning Code, and she hopes that it will help in giving direction to the members as they go through the Comprehensive Plan Update process.

There were discussions which led to determining what the next step would be regarding the Comprehensive Plan Update. They debated if they should take more of a topical approach and structure each meeting around a topic. The Board asked Mr. Stern what his opinion was regarding them taking a topical approach to the Comprehensive Plan. Mr. Stern replied that they could do whatever they would like to within reason in regard to how they approach the Comprehensive Plan. It is not a law, but a guide. If the Township is part of Growing Together and would like to do a local supplement to that, then an issue-based approach would be more appropriate. If you are doing the old fashion topical way with maps and 300 pages it will become a paperweight. If there are specific issues to this Township, they would not have to do them all in one year. He said to pick some issues

to do this year and pick some more issues to handle next year. This would keep the members focused and able to take action.

**B. DISCUSS FUTURE JOINT MEETING DATE**

A discussion was held to determine the next Joint Board Meeting to discuss the Comprehensive Plan Update. The conclusion was that the meeting will be held on December 15, 2016 after the Planning Commission meeting. The topic of discussion will be on sidewalks, trails and walkability.

Mr. Stern indicated to the Board and Members that what he has done in the past was to bring a big black and white street map of the Township and have a bunch of color markers and they could do an arts and craft session. They could draw where they would want trails and use different makers to indicate different needs. They all indicated that this is a good idea, along with information pulled together from the surveys and the deferral of sidewalks data by the next meeting.

**VI. ADJOURNMENT TO EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTER.**

Chairman Dumeyer stated that the business of which this meeting has been called for has been transacted therefore the Chair is going to declared that this meeting stands adjourned. The meeting was adjourned at 8:40 p.m and the Board will go into Executive Session to discuss a personnel matter.

Respectfully submitted,



Mrs. Brenda Baumbach,  
Secretary

