

WEST HEMPFIELD TOWNSHIP
Board of Supervisors Special Meeting
Minutes of February 18, 2016

The special meeting of the West Hempfield Township Board of Supervisors and Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, February 18, 2016. Chairman David Dumeyer called the meeting to order at 7:30 p.m. Board of Supervisors members Edward Fisher, Vice Chairman, Kent Gardner, and Naomi Martin were present. Board member Frank Burkhart was not present for the meeting. Planning Commission members Ron Beam, Chairman, John Rodman, Vice Chairman, and Larry Groff were present. Also in attendance were Ron L. Youtz, Township Manager; Benton Webber, Township Engineer; Dean Severson, Community Planner for Lancaster County; Jodi Heffner, Zoning Officer and Maria K. McDonald, Recording Secretary. Dan Nonnemacher and Alice Yoder were not present for the meeting.

I. Call to Order

Chairman David Dumeyer called the meeting to order at 7:30 p.m.

II. Communications - None

A. Board of Supervisors - None

B. Township Manager

Mr. Ron Youtz, Township Manager indicated that he would like to add to the agenda that following this meeting the Board of Supervisors will convene for a brief Executive Session to discuss a police personnel issue.

C. Residents

Mr. Bill Swiernik of David Miller Associates and property owner Mr. Robert Hershey indicated to the Board that they know the Board is getting ready to have a discussion on updating the Comprehensive Plan and would like to remind them of their discussion they had with them last year. The discussion was regarding a piece of land located near the Farmdale area next to the Urban Growth Boundary Line and the possibility of rezoning this tract of land to build higher density housing and with an open plan concept. The Board thanked Mr. Swiernik and Mr. Hershey for their reminder and time and informed them that they are just at the beginning stages of this discussion and assured them that they will have plenty of time to engage and share more of their thoughts during this process.

III. New Business

A. Discussion on Updating the Comprehensive Plan, Ordinances and Historical Properties

Mr. Youtz gave some background information by indicating that the Township is in partnership with the LIMC and had adopted the Growing Together update to the Comprehensive Plan in 2007. He also recognizes the Township's obligation to again update the Comprehensive Plan. The LIMC itself has

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been struggling in this area and he wanted to make sure to meet as a group so that Staff can receive some input from the Board and Planning Commission to get the wheels in motion and take some direction on the Comprehensive Plan. There was discussion between the Board, Planning Commission, and Township Staff regarding the need to have conversations on what the important components are that need to be addressed in the Comprehensive Plan. Some of the issues discussed were whether or not to consider expanding the Urban Growth Boundary lines, amending the Zoning Ordinance and the Subdivision and Land Development Ordinance (SALDO) and the need to do more than prepare an implantation plan, but not to do a complete rewrite of the Plan either. They would have to consider the real and important components of the Comprehensive Plan and address those issues by going down the road to make the changes. They also agreed that a plan would need to be looked at to make sure that all efforts are coordinated in a way that everyone's suggestions are in sync with all involved - the LIMC, the County and the Township - insuring that time and money is not needlessly wasted. They agreed that having these meetings will help establish priorities and give direction to voice those issues that need to be addressed with all involved in this process of updating the Comprehensive Plan.

The discussion proceeded on the tools available now that were not available previously during the process of updating the Comprehensive Plan. These tools are maps, studies, and other components through the County and the LIMC which will enable them to meet the obligation to provide economic development for all. They would also have to look at possible commercial and industrial opportunities in the Township that would help with the increasing traffic concerns of the residents. They also indicated they would have to look at their financial situations regarding what kind of expenses they would have for existing and future costs down the line for infrastructure and storm water. Also they would have to establish some goals but also keep up with the County updates and what is happening at the LIMC level. While they are working through the Comprehensive update they can keep a running list that would also update the changes needed in Zoning Ordinance and SALDO.

A discussion was held regarding thoughts on the historical properties inventory of West Hempfield Township that was done by volunteers. The outcome of the discussion was that the members and staff do not want to inflict any major restraints or burdens on property owners or buyers for historical properties but at the same time want to make them aware of the significance of owning or buying a historical property which might come with some thought for consideration of that property. The outcome of the discussion was to have a map showing all the properties on the historical inventory, look at what they have, and then proceed on other decisions regarding this issue.

The Board, Planning Commission and Staff's conclusion on the discussion for updating the Comprehensive Plan was that the next step would be to have a map indicating all the recent petitions to rezone, all the preserved farms, developed properties and zoning classifications that would be necessary

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in helping to determine what they have and possibly what they would need. Mr. Youtz indicated that he will work with Staff on developing that map for their next meeting which was determined to be on March 24, 2016 at the Municipal Building at 7:00 PM

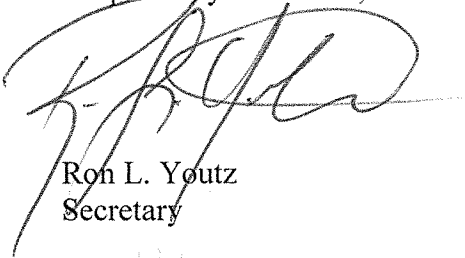
IV. Adjournment

Chairman Dumeyer called for a motion to adjourn the meeting.

Motion: A motion was made by Mrs. Martin, seconded by Mr. Gardner, to adjourn the meeting.
Carried 4-0.

Chairman Dumeyer adjourned the meeting at 8:35 PM to proceed to Executive Session.

Respectfully submitted,



Ron L. Youtz
Secretary

