

**WEST HEMPFIELD TOWNSHIP SUPERVISORS and
TOWNSHIP PLANNING COMMISSION
Joint Board Meeting March 24, 2016**

The West Hempfield Township Board of Supervisors held a Special Joint Meeting on Thursday, March 24, 2016 at the West Hempfield Township Municipal Office at 3401 Marietta Avenue, Lancaster, Pennsylvania. Board members David Dumeyer, Edward Fisher, Frank Burkhart, Kent Gardner and Naomi Martin were present. Planning Commission Members present were: Ronald Beam, Larry Groff, John Rodman, Daniel Nonnemacher and Alice Yoder. Also in attendance were Ron Youtz, Township Manager, Benton Webber, Township Engineer, Gerry Reidel, Senior GIS Analyst for Rettew Associates, Dean Severson, Community Planner for Lancaster County, Jodi Heffner, Zoning Officer and Brenda Baumbach, Finance/Personnel Director serving as Recording Secretary.

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES OF FEBRUARY 18, 2016 JOINT MEETING

Motion: Motion by Edward Fisher, seconded by Kent Gardner to approve the February 18, 2016 Joint Meeting Minutes as written. Motion approved, 5-0.

III. COMMUNICATIONS

A. Board of Supervisors

Kent Gardner informed Board members that Lancaster Inter-Municipal Committee (LIMC) has moved to several locations over the years and with each move LIMC pays a lower amount for rent. He said the LIMC office is currently located on Millersville University property at a rental cost of \$100. Mr. Gardner stated he could get the rent cost down to \$0 per month if MU student interns were used on various projects. He mentioned there is a project that entails GIS mapping of Township street signs and he could secure two interns and would supervise them during the project.

Township Manager Ron Youtz informed the Board that a decision is not required at this time, but he would need the Board's authorization to prepare job descriptions to send to Millersville University for its review. Mr. Gardner suggested that the students could also be used to record historic properties on the data base.

B. Township Manager

Ron Youtz reminded the Board he had registered all members for the Lancaster County Association of Township Supervisors (LCATS) meeting scheduled for Tuesday, March 29, 2016 at the Mount Joy Career and Technology Center. The doors open at 5:30 p.m. and dinner is scheduled for 6:00 p.m.

C. Residents – No residents

IV. NEW BUSINESS

A. TIM AND MEAGAN NOLT – 4190 NOLT ROAD – RESOLUTION 4-16 TO APPROVE SEWAGE FACILITY PLANNING MODULE

Mr. Youtz reminded the Board that at the March meeting the Board conditionally approved the Nolt's final subdivision plan pending approval of their sewage facility planning module. He stated the planning module is ready for Board approval.

Motion: Motion by Kent Gardner, seconded by Edward Fisher, to approve Resolution #4-16 – Approval of the Tim and Meagan Nolt Sewage Facility Planning Module. Motion carried, 5-0.

V. OLD BUSINESS

A. CONSIDER ACTION ON CONTRACT FOR ARCHITECTURAL SERVICES WITH BUCHART-HORN

Mr. Youtz reminded the Board at the March meeting that this matter was tabled until the Township Solicitor could review and make comments in regard to the Buchart-Horn contract. Mr. Youtz stated the Solicitor has reviewed and comments have been received. These comments were forwarded to Buchart-Horn, who advised us they did not have any problems with the comments and amended the contract. It is ready for adoption by the Board.

Motion: Motion by Kent Gardner, seconded by Edward Fisher, to approve the architectural contract with Buchart-Horn Architects in the amount of \$288,750.00 plus reimbursable expenses in the sum of \$15,000.00 for the design of the Municipal Services Complex. Motion carried, 5-0.

B. CONSIDER ACTION ON CONTRACT FOR SITE ENGINEERING SERVICES WITH DAVID MILLER/ASSOCIATES

Mr. Youtz stated this item was also tabled until the Township Solicitor could review the David Miller/Associates contract for site engineering services. All comments have been complied with and the contract is ready for approval.

Motion: Motion by Edward Fisher, seconded by Kent Gardner, to approve the site engineering contract with David Miller/Associates in the amount of \$50,600.00 for the design of the Municipal Services Complex. Motion carried, 5-0.

VI. NEW BUSINESS

A. DISCUSSION ON UPDATING COMPREHENSIVE PLAN/REVIEW OF EXISTING LAND USE MAPS

Mr. Youtz stated the purpose of this meeting is to review various maps and to discuss any opportunities for development within the Township. Mr. Youtz said with Township Engineer Ben Webber is Gerry Reidel, Senior GIS Analyst for Rettew Associates. Mr. Reidel can help navigate the different maps via projector so the area in question can be looked at with all the accompanying maps. Mr. Youtz stated he received additional information from Dean Severson, Community Planner for Lancaster County, which he handed out to all in attendance. Mr. Youtz stated he is looking for guidance.

Ron Beam stated he felt the need to look at what is available for certain development and how that relates to the County plan. Mr. Webber indicated that Mr. Reidel has several different GIS maps with data that will show the outline of neighboring townships, colors that relate to land use, and how each parcel is indicated in County records. He can also show vacant land, environmental issues such as wetlands, floodplains, urban growth boundaries and trails that were set up in the previous comprehensive plan. Also available for view are the Township zoning districts as they currently exist as well as imagery that will show what buildings are located on each parcel. Mr. Webber said that Mr. Reidel can toggle back and forth with the various maps and suggested taking notes on the discussion of the "what ifs." Hopefully down the road we can come up with specific recommendations or answers to questions to identify the parcel. He also mentioned the preserved farms in the Township can be displayed for informational purposes.

Mr. Webber mentioned the parts colored purple is land that has no existing use according to County records. He explained the vacant land could be farmland but not necessarily in the Agricultural zoned area, or it could be fallow or woodland. These purple designations are not noted as a different land use other than vacant.

Ron Beam asked about all the farmers on the list and whether their land is designated as farm preservation. Mr. Youtz said the only farm that he is aware of that is not in farm preservation is the Binkley Farm near Prospect and Seitz Roads. Frank Burkhart asked if the 100+ acre property located east of Meadow Spring Road from Silver Spring Road to Stony Battery Road property, previously owned by E. Robert Nolt and now owned by Vincent Cavallo, is named in the security area. The property, zoned Rural Agricultural, abuts Silver Heights. Mr. Youtz stated that he could do research on this question.

Ron Beam said he knows the Township needs commercial space but we also need to plan for preservation areas. John Rodman asked about re-zoning to commercial the parcel (Ginder property) located behind QVC especially in light of the improvements made to Stony Battery Road. Mr. Gardner said doing this would only cause more problems on Stony Battery Road with increased traffic and the already-poor condition of the road. Stony Battery Road is not built for the current truck traffic, much less adding more trucks on that road.

Mr. Dumeyer said the only commercial area in the Township that could be developed is along Old Harrisburg Pike. Mr. Gardner suggested the Wissler property south of Old Harrisburg Pike in Salunga be changed to a commercial district since the change would not affect residential areas and would keep truck traffic off the residential roads. John Rodman said the Wissler

tracts are not very large – the parcel located between Spooky Nook and Prospect Roads is about 6+ acres. The three Wissler parcels together are about 20 acres. The smallest parcel is located on Broad Street. Discussion ensued about how to reduce the amount of truck traffic on Stony Battery Road and/or eliminate the difficulty tractor trailers have when making the turn from Old Harrisburg Pike onto Stony Battery Road.

There is a decent amount of land on Old Harrisburg Pike to do something with in the future. Mr. Dumeyer asked if we are looking toward a bit of a transition to a mixed use zoning – a combination of commercial and industrial areas with residential areas. This is something the Township may want to consider for the Comprehensive Plan. Mr. Fisher said a light commercial/apartment mix might work as the parcel is not anywhere close to industrial size and it does not have rail access. Mr. Burkhart said another negative is the transcontinental underground communication cable which is part of this parcel and that there might be setback issues involved. Mr. Fisher said setbacks in that area could equal a lot of lost land. With the development of the Spooky Nook Sports Complex and all the growth in that area, the property area along Old Harrisburg Pike and Spooky Nook Road might be valuable. Mr. Severson said there are definite limitations and issues with developing that area. Mr. Gardner said road improvements are a definite factor. Mr. Youtz asked if this property should be on our radar screen and if the agreement was that the property along Old Harrisburg Pike should be considered for rezoning to commercial or industrial.

Mr. Dumeyer had talked to Supervisor Scott Russell of East Hempfield Township who gave him a draft copy of the Comprehensive Plan East Hempfield Township is currently working on. Mr. Russell is challenging his Board members to come up with goals as they do the Comprehensive Plan. A Comprehensive Plan essentially addresses the next 10 to 12 years and East Hempfield Township is looking to review the goals and actionable items annually to see what has or has not been accomplished and what can be added so that they are constantly goal-setting. He asked if this is the type of process West Hempfield Township should be considering. Ron Beam referred to page 32 of the East Hempfield Township plan – Vision for the Future – and said this is something we should definitely look at.

Alice Yoder said that the Planning Commission would like to draft an overall vision for the Township as a starting point, then set some guiding principles and from there set goals and objectives and future plans. Mr. Beam said while it is all well and good to look at preserving farmland in the Township, it is equally important to preserve or create business environment areas that support the business community. We have not done enough for developing areas for businesses. We could take the whole northern section of the Township and designate it as a commercial/business zoning district with 4 or 5 different designations that would complement each other and help to support business growth in the Township.

Ms. Yoder asked who is it that sets the vision – the people present tonight or the community at large? Do we want to engage the community in the process? Mr. Dumeyer said that when they worked on a previous Comprehensive Plan they asked for resident input. Most of the responses called for more recreational areas within the Township. Citizen input is vital to help guide the drafting of the Comprehensive Plan.

Mr. Gardner asked about extending the Traditional Village District (TVD) boundaries in both directions so that the new Municipal Services Complex is within the TVD. He said by expanding the TVD boundaries, the possibility exists for creating a real community here with commercial ventures and a walkable area. Mr. Gardner said that if we look into the possibility of expanding the TVD we could incorporate bike paths and Silver Spring Village could become a focal point for the area. There is a trail that stretches from New Holland to Lancaster City and the new Northwest River Trail. There is a similar type of development in western Pennsylvania along a river and the bike path has brought businesses into the area which supports tourism and consequently brings money into the community.

Ben Webber asked the meeting attendees to examine Mr. Gardner's suggestion of regional trails. East Hempfield Township is looking at developing a trail along Swarr Run that would stretch from the LGH Health Campus to East Hempfield. It is easy access from East Hempfield Township to Columbia, so the trail could possibly run from Columbia all the way to New Holland. This would involve talks with East Hempfield Township to connect any trails from one township to another. Mr. Gardner said this is something we should definitely look at for future development since having a trail run through our Township is an asset to the community. Mr. Webber said we should require easements and/or rights-of-way to be set aside for future improvements to the trail. Discussion ensued on the arterial trail that was proposed years ago on the abandoned railroad line but is no longer a viable idea due to the sale of this property to private owners. Mr. Dumeyer said these are all very good ideas about recreational opportunities and future connections to the developing trail lines in and around the Township. Also discussed was the possibility of incorporating travel lanes on Township roads for bicycle traffic.

Mr. Fisher summarized by saying we need to take a hard look at how to do the connecting of the trails and, and as farfetched as it may sound now, installing bike lanes/4-foot shoulders along some roads is a possibility. Ms. Yoder said the bike lane idea should be part of the Township's vision. Mr. Fisher mentioned the Malleable Road area as a potential commercial district. He feels the Township is in good shape with residential areas but we struggle with commercial/industrial areas. At present the Township had no viable industrial areas.

Mr. Rodman said the Bushong property in the Prospect Road/Minute Drive/Columbia Avenue area is an obvious area for industrial development. A good bit of the Bushong land is already zoned C-2 but Mr. Fisher does not think industrial development will happen here. The old drive-in theater property was a mixed-use area but was never re-zoned and with the Musser land and other surrounding land it will not be an easy decision when it comes to that area. Mr. Rodman asked if the Musser Farm is preserved. Mr. Gardner said we must look at how many residents would be affected by the rezoning. We also need to consider the additional truck traffic this rezoning will possibly create and what is the fastest way to get said truck traffic from Columbia Avenue to Route 30 or Route 283? Mr. Rodman said the area west of Prospect Road along Route 462 is the best possible area for commercial development and would have the least amount of impact.

Regarding the Bushong land, Mr. Fisher said a conversation will be necessary because ideally some of that property should remain commercial/industrial zoning. The frontage along

Prospect Road and some on Columbia Avenue on the south side of Route 30 could be rezoned. The land southeast of the Turkey Hill store is all zoned commercial now. Mr. Beam said nothing has been done with the old drive-in property and he is aware that the property has not been sold.

Mr. Dumeyer said the consensus opinion is to get a large scale map so they can sit down and take a look at where some of these designated areas are. He said that this might be Alice Yoder's area to develop a vision for West Hempfield Township, taking into consideration items that were discussed tonight and perhaps some that were not discussed but are on Alice's radar screen – things we have not thought about but might be items that need to be implemented in the new Comprehensive Plan. Examples of this might be putting bike trails in along certain sections of Route 462 so that in 10-12 years we have a bike lane in place. Is this something the Planning Commission would feel comfortable in doing? He challenged the Board of Supervisors by the next meeting to think about what West Hempfield Township could be for its residents. What do they see as the size? Projected growth? Maintaining or upgrading the current quality of life? Adding ancillary industries to support farming? He asked Mr. Youtz to obtain copies of the map for all meeting members.

Ron Beam said West Hempfield Township has a lot going for it, however, by encouraging development we could possibly lose some of this. Can we encourage development but approach it with caution? Mr. Dumeyer said maybe we do not want to do a lot of further development but just concentrate on and improve what we already have. Mr. Fisher said that from the standpoint of Silver Spring Village, Ironville Park, Lake Grubb, Silver Spring Park, what is our vision? How do we connect these things? He often uses Township roads for running and foresees having the connections of one park to another and how do we join these things together. The amount of acreage in Township parks is good.

Mr. Webber said in line with discussion perhaps we can put together a map with information from County GIS that shows the existing trails and look at connectivity to coordinate with adjoining municipalities and their suggestions to eliminate what is no longer possible. Mr. Fisher said we would need to work with those property owners who do not want to cooperate regarding a trail on or near their property. Mr. Gardner said when the beginning impact studies were conducted on the Enola Low Grade trail, some property owners were worried about danger and vandalism and trespassers and were not keen on the idea of a public trail. However, further studies have shown that people feel much safer with the trail and have no worries about vandalism. In fact, property values along or near the trail have increased over the years.

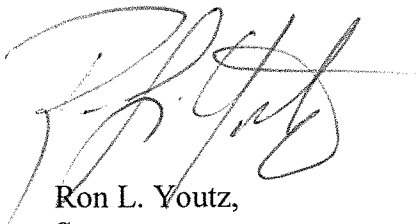
Mr. Webber suggested to the members to reach out to David Miller/Associates to talk about the potential development of the Wissler properties, and to come up with a matrix of current zoning districts and available vacant land for each zoning district and come up with a similar projected model that shows what will happen if we re-zone, etc.

Pursuant to a discussion, it was agreed that the group will meet again on Wednesday, April 27, 2016 at 7 p.m.

IV. ADJOURNMENT

Motion: Motion by Kent Gardner, seconded by Edward Fisher, to adjourn the Special Joint Meeting at 8:45 p.m. Motion carried, 5-0.

Respectfully submitted,



Ron L. Youtz,
Secretary

