

**WEST HEMPFIELD TOWNSHIP SUPERVISORS and
TOWNSHIP PLANNING COMMISSION
Joint Board Meeting August 17, 2016**

The West Hempfield Township Board of Supervisors held a Special Joint Meeting on Wednesday, August 17, 2016 at the West Hempfield Municipal Office at 3401 Marietta Avenue, Lancaster, PA. Chairman David Dumeyer and Board members Vice Chairman Edward Fisher, Frank Burkhart, and Kent Gardner were present. Planning Commission members present were Chairman Ron Beam, Alice Yoder, Larry Groff and John Rodman. Also in attendance were Jim Williams, Interim Township Manager, Benton Webber, Township Engineer, Dale Getz, Director of Public Works and Mary Gildea serving as Recording Secretary.

I. CALL TO ORDER

Chairman Dave Dumeyer called the meeting to order at 7:05 p.m.

II. APPROVAL OF MINUTES OF JUNE 16, 2016 JOINT MEETING

Motion: Motion by Frank Burkhart, seconded by Ed Fisher, to approve the June 19, 2016 Joint Meeting Minutes as written. Motion approved, 4-0.

III. COMMUNICATIONS

A. BOARD OF SUPERVISORS

Kent Gardner reported that the Millersville University student intern who is working for the Township is getting a lot of work done on the mapping of street signs and stormwater facilities in the Township. Kent has copies of the Chickies Creek Watershed and the Little Conestoga Creek Watershed maps and will be trying to put layers on these maps. These may not be ready in time for the September meeting. Township Engineer Ben Webber asked Kent to keep him in the loop with files created for the watershed mapping. Kent has sent the mapping to Jordan Good, the GIS person at CSDatum who is coordinating the mapping project. Kent will make sure that Ben gets a copy; Ben said the files will help with coordination of the reduction plans. Kent also said there are many BMPs (Best Management Practices) along the Chickies Creek.

He also reported that the Clean Water Consortium is sponsoring another golf outing and he is requesting approval for the Township's support for this event. It is a public event, it would count toward MS4 outreach, and it usually generates positive publicity.

Motion: Motion by Kent Gardner, seconded by Ed Fisher, to approve the Township's support of the 2nd Annual Clear Waters Golf Tournament on Monday, September 26, 2016 at the Conestoga County Club. The support will be the same amount as last year's donation of \$200. Motion approved, 4-0.

B. TOWNSHIP MANAGER – None.

C. RESIDENTS – None.

IV. APPOINTMENT OF BOARD MEMBER TO LIMC UCC BOARD

It was brought to the attention of the Board that they need to appoint a member to the LIMC UCC Board until a new Township Manager is hired.

Motion: Ed Fisher motioned, seconded by Frank Burkhart, to appoint Kent Gardner to the LIMC UCC Board for the time period until a Township Manager is hired. Motion approved, 4-0.

V. COMPREHENSIVE PLAN UPDATE

A. DEBRIEFING FROM COMMUNITY MEETING HELD JULY 27, 2016

Alice Yoder began the discussion referring to the handout that summarized the meeting held at St. Anne's on July 27, 2016. She would have liked to have had 100-135 participants, but as it stands there were approximately 35 people, 19 of whom signed in. She said the participants were involved and vocal. Chairman Dumeyer asked what were the residents' top issues that stood out to her regarding the Township. She said traffic issues and congestion were mentioned numerous times, and there was concern about how the Township plans for new housing and open spaces, where commercial building will be, and keeping open spaces open. Frank Burkhart said one person he spoke with was very disappointed with the intersection of Donnerville Road at Stony Battery Road and how it does not align with Horizon Drive. In reference to one of the items on the handout, Kent Gardner wondered how the residents of Columbia might feel regarding the suggestion that the Township annex Columbia Borough. Another issue mentioned was congestion on Centerville Road, which belongs to East Hempfield Township. Dale Getz said Centerville Road is scheduled to be widened and improved in 2017.

Alice said one thing they tried to do with the meeting format was to keep the questions high-level and strategic, focusing on themes and more general issues. However, residents tend to ask more specific-type questions because that is what concerns them most. Ben Webber asked what was the focus of the item listed on the summary sheet as Ag[ricultural] Zoning. Frank Burkhart said the biggest challenges are the land that has been put into Ag Preserve – there is no changing that land, and land not in Ag Preserve is because the owners want to maintain their rights to the land. Ben asked if there was any feedback that indicated that changes should be made to how the Township handles TDRs and cluster development. Alice Yoder said that in her group people wanted affirmation about the land that is identified as Ag Preserve. The people asked for maps indicating the farms in the Township that are in Ag Preserve. Alice said we should provide these maps at the next community meeting.

Ed Fisher explained the difference between Ag Security and Ag Preserve. Ag Security cannot be rezoned if the land is in perpetuity. Ag Security is the prelude to becoming an Ag Preserve. The benefit of Ag Security to farmers, from a legislative point of view, is that the Township cannot enact ordinances that would restrict farming operations in Ag Security. It also secures farmers' rights to spread manure, create dust, and so forth. Because a property is in Ag Security does not mean it is preserved, but eventually it will become an Ag Preserve Farm. Ron Beam said that Ag Security is a step-up to becoming an Ag Preserve, based on funding available from the Lancaster Farmland Trust. He also said it is surprising how much land in the Township is already in Ag Preserve.

Alice said she tried to prompt her table's participants to look at the big picture, for example how the Township works with the LIMC, but they were more interested in specifics such as housing developments, tax bases, density housing, etc. Kent said he spoke about the LIMC and the Land Use Advisory Board

West Hempfield Board of Supervisors/Planning Commission Joint Meeting

August 17, 2016

Page 3

(LUAB) and how municipalities can comment on a development in another municipality (such as LUAB's rejection of a high density development in Manor Township due to traffic concerns on Centerville Road). The LIMC systems do work regarding municipalities and development.

Dave Dumeyer said that a lot of the solutions are answers to challenges that either do not exist or were unnamed, or are outside the jurisdiction of the Township.

Ed Fisher said the people who attended the meeting verbalized their thoughts and concerns but they do not necessarily recognize or understand how things work (zoning, traffic, population, housing, growth, etc.). He said this meeting gave him a sense of what residents are concerned with, such as parks and recreation, safety on roadways, impact of development on the general public, etc. He said as a group we will have to develop solutions for these concerns.

Ron Beam suggested that perhaps Dean Severson of the Lancaster County Planning Commission could give an overview of what Comprehensive Planning is. It does not and should not be too complicated or too long. If the information was included in the Township newsletter, it might help to get more people to come to the meetings. Alice Yoder thought this would be a good next step. The article could be very basic and if a resident wanted more detailed information, it could be found on the Township website. This gives Township residents several options to learn what they want to know. Dave Dumeyer said by nature the Comprehensive Plan is complicated because it is so broad, and he suggested holding meetings dedicated to specific topics such as land use or agricultural preserve or transportation. By holding meetings based on topics, this might make it easier for residents to understand. Alice Yoder asked if holding specific-topic meetings might detract from the big picture and hamper residents' understanding of how the different components fit together. Dave Dumeyer said if the purpose of the meeting(s) is to educate, then the topical approach would probably work, with a broader-based meeting utilized to work on solutions. Kent Gardner said people tend to automatically bring up other topics that may not be related to the specific meeting topic and will not stay on task, so we should not pigeonhole the meetings based on topics.

Alice Yoder suggested that there be a FAQs section on the Township website which might help residents get answers to questions that Township officials are frequently asked. Resident Doug Koller of 4304 Marietta Avenue, Columbia, said he was disappointed with the number of residents who showed up for the July meeting. He asked if color-coded maps could be provided that shows farms, agricultural preserves, urban growth, infrastructure, etc.

Frank Burkhart said traveling down Route 23 (Marietta Avenue) past Prospect Road, there is a parcel of land that could possibly be rezoned R1-R2-R3 if the sewer line was extended past Bridge Valley Road. Dave Dumeyer said there is a copy of the current Township Comprehensive Plan on compact disc that Mr. Koller could obtain.

Ben Webber asked if the Comprehensive Plan Survey is on the Township website – it is. Residents can submit the survey electronically. Dave Dumeyer said we could use the Fall newsletter to include the survey for people to respond to. Ed Fisher suggested handing out surveys at the woody waste site on the Saturdays it is open due to the large number of residents who show up – upwards of 100 people, most of whom he assumes are Township residents.

Frank Burkhart brought up the parcel on Old Harrisburg Pike (the Wissler Estate) as a place the Township should look at for development. Kent Gardner said the area is ideal for commercial or light industrial use. Frank Burkhart said the problem in that area is Prospect Road, which is heavily traveled and has a sharp

turn onto West Main Street in Salunga. Frank Burkhart said it is a long-standing problem with Prospect Road, especially as a conduit for traffic from one end of the Township to the other, to Route 283. Kent Gardner said traffic also uses the Mountville exit off Route 30 and then Stony Battery Road as a way to get to Route 283. He suggested getting an on-ramp built that connects directly to 283 from the end of the Wissler Farm which could alleviate some traffic in Salunga.

Ed Fisher does not want to postpone work on the Comprehensive Plan. Alice Yoder asked how should we organize future meetings – if there is an end game date, then what are the steps that need to happen to lead up to that. Ed Fisher said the first step was to get public input from residents on challenges and what they like/dislike about the Township. By generating more survey responses combined with the surveys we have received, this will provide the Township with additional input about the overall view of what residents think about living in the Township. Our next step as he sees it is to go chapter-by-chapter, starting with Farmland Preservation – what is already preserved, what would we like to see preserved in the future, then tackle the Land Use Map and where do we see residential, commercial and industrial growth. The next topics could be Parks & Recreation, Police, Emergency Response Services, Fire Company coverage, and so on. Ron Beam said this is a logical approach and will keep the process moving forward. Kent Gardner said we should look to see where we can develop commercial property which will bring in more tax revenue for the Township. He feels we are missing out on some opportunities in the area near Nook Sports where there is some prime land that is not being maximized for use in the way that close-proximity East Hempfield and Rapho Townships are doing.

Dave Dumeyer said the schedule of planned meetings should include working with residents for educational purposes and surveying them about what they see as needs, then periodically coming together to digest what has been learned. Kent Gardner recommended the Board of Supervisors and the Planning Commission take steps in a logical sequence so that when a development comes in, problem areas can be recognized and addressed. Dave Dumeyer said ultimately we should have goals to work toward and then develop action plans and when that action is reached, we add a new action goal to the plan. Ed Fisher suggested getting as many surveys as possible returned to the Township by the end of September. While it would be nice to get 1,000 responses, we will have to work with whatever number of responses we do receive. Once the surveys are compiled we can see which direction to move in and perhaps with Planning Commission input, where to begin. Another thought he had is to use the existing Township Comprehensive Plan as a starting point.

Ron Beam said Lancaster County has a new tool that can be used to evaluate whether land can or cannot be developed. It is a codified type of analysis that could provide valuable information. Frank Burkhart said when you consider the Stony Battery Road area from across from the Four Seasons Golf Course down to QVC, there is quite a bit of acreage that is in East Hempfield Township and when that land is developed, where is that traffic flow going to go? West Hempfield Township is at the mercy of EHT and the increased volume of traffic on Stony Battery Road will end up being a problem for us. Dale Getz said there are provisions in place to widen Stony Battery Road from QVC down to Nolt Road. The telephone poles and fire hydrants on the EHT side are set back in anticipation of future widening. Frank Burkhart said every road that feeds into Church Street has a 5-ton load limit. Ron Beam mentioned the storage facility that is going in on Stony Battery Road near Kauffman Road/Hempfield High School. Ed Fisher said this area is zoned industrial.

Dave Dumeyer suggested extending the survey response period until the end of September to try to get more feedback and then proceed from there to set a meeting date. He would like to include the survey as an insert in the Township newsletter to be mailed out in mid-September to generate more responses.

Residents could have the option of mailing in the survey or answering the questions online. Other suggestions were to hand out surveys at the window at the Township office when people come in to pay bills, purchase tags or pick up a permit. Alice Yoder suggested setting a deadline of October 1 for survey responses.

Finally, Dave Dumeyer asked Mr. Koller (resident in attendance) if he had any input. Mr. Koller said the Township is doing a great job. He said this is a great place to live and perhaps that is why people do not come to meetings or respond to surveys because they are happy with how things are. Frank Burkhart said one Township resident made similar remarks to him.

B. DISCUSS FUTURE JOINT MEETING DATE

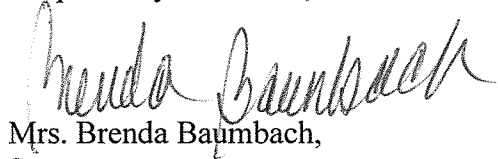
The next Joint Board meeting is scheduled for Thursday, October 20, 2016, immediately following the Planning Commission meeting.

VI. ADJOURNMENT TO EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTER

Chairman Dumeyer state that the business for which this meeting has been called has been transacted and called for a motion to adjourn to Executive Session to discuss a personnel matter.

Motion: Kent Gardner motioned, seconded by Frank Burkhart, to adjourn the meeting and go into Executive Session to discuss a personnel matter. Motion approved, 4-0.

Respectfully submitted,



Mrs. Brenda Baumbach,
Secretary