

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of November 16, 2017

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, November 16, 2017. Vice Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Board members Larry Groff and James Stuckey were present. Also in attendance were Dwayne S. Steager, Zoning Officer; Melissa Kelly, Township Engineer; Alex Rohrbaugh, Lancaster County Planning Commission and Maria K. McDonald, Recording Secretary. Chairman Ron Beam was not at the meeting and Secretary Barry Carter arrived at 7:30 PM.

I. Minutes

Members reviewed the minutes of the September 21, 2017 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to approve the minutes of September 21, 2017. **Carried 3-0.**

II. Communications

Vice Chairman Rodman asked if there were any communications from the members and there were none to report.

III. Briefing Items - None

IV. Agenda Items

A. Iron Ridge - David and Sarah Wolfe WHTPC 09-17 (*Time Extension 2/6/18*)
Preliminary/Final Subdivision Plan
Location: 4022 & 4033 Marietta Avenue

David Christian from David Christian and Associates, Inc. informed the members that the applicant is proposing to subdivide this parcel into six (6) total lots. On May 9, 2017 the West Hempfield Zoning Hearing Board approved Case #1256 for variances for lot width and shared driveway. The six proposed lots will each have road frontage and common driveway access onto Marietta Avenue. One of the six lots will house the existing single-family detached dwelling and barn which currently occupies the parent tract. PennDOT has requested that only two driveway accesses be proposed onto Marietta Avenue, so a common driveway to Lots 1, 2 and 3 is proposed and a second common driveway to Lots 4, 5 and 6 is proposed. The lots will be served by public water and sewer. The storm water facilities and improvements are located on the plan.

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of Section 305-Preliminary Plan Processing based upon the justification provided with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township. **Carried 3-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the modification of Section 404.A.1-Plan Scale based on the justification and alternative provided. **Carried 3-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend to defer the modification/waiver based on the conclusion of the verbiage contained in the review letter from Melissa A. Kelly of Rettew dated November 9, 2017 on Page 2 of 6-Item C regarding the Sections 602.K.1, 602.K.5, and 602.K.6.a-Dedication of Additional Right-of-Way and Street Widening. **Carried 3-0.**

**West Hempfield Planning Commission
Minutes of November 16, 2017**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend to defer the modification/waiver based on the conclusion of the verbiage contained in the review letter from Melissa A. Kelly of Rettew dated November 9, 2017 on Page 3 of 6-Item D regarding the Section 602.M-Curbing. **Carried 3-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of Section 602.N.1-Sidewalk based on the justification and alternative provided. **Carried 3-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the modification of Section 604.D.3-Lot Depth to Width Ratio based on the justification and alternative provided. **Carried 3-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of Section 122-36.A.2-Pipe Profile Scale based on the justification and alternative provided. **Carried 3-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the modification of Section 122-46.D.d.4-Swale Side Slopes based on the justification and alternative provided. **Carried 3-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of Section 122.48.A.2.c-Loading Ratios based on the justification and alternative provided. **Carried 3-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of Section 122-46.D.a-Minimum Pipe Diameter based on the justification and alternative provided with the condition that at least two (2) feet of cover be provided between the top of the pipe and the bottom of driveway stone. **Carried 3-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the David and Sarah Wolfe Preliminary/Final Subdivision Plan based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 3-0.**

B. Conditional Use Case No. 76 (60 Days 12/9/17)

Summit Living LLC

Location: 755 Summit Drive

Mr. Sidney R. Kime of ELA Group Inc. informed the members that a previous conditional use application, Case No. 75, was acted upon by the West Hempfield Township Board of Supervisors on September 5, 2017. The Applicant is filing a new conditional use request to address certain conditions as set forth in the Adjudication of Case No. 75. No changes are proposed to the use. Applicant accepts conditions numbered 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the Conditional Use Application with specific regard to Exhibit A-3, Restricted Open Space Exhibit with what the application has to offer in the Conditional Use Narrative for Summit Living dated October 9, 2017 to the Board of Supervisors, and to not recommend either for or against regarding Exhibit A-2, Street Improvements Exhibit and Exhibit A-4, Street Overlay Exhibit. **Carried 4-0.**

**West Hempfield Planning Commission
Minutes of November 16, 2017**

C. Catalyst Commercial Development Discussion

Mr. Aaron Repucci, Mr. Gabe Clark, and James F. P. Welch of Catalyst Commercial Development along with Mr. Mark Stanley of McNees Wallace & Nurick LLC and Mr. Alexander S. Peihl of RGS discussed with the members in order to gather input and feedback for a potential open space design development for approximately 96 units on the property located at 620 Sycamore Drive. The property is zoned R-2, is approximately 54.6 acres and it touches Pitney Road.

D.4061 Columbia Avenue Discussion

Mr. William M. Swiernik of David Miller Associates, Inc. and Mr. Mark Stanley of McNees Wallace & Nurick LLC representing ACP Properties LLC indicated to the members the applicant would like to discuss development and get feedback regarding a mixed use of retail, commercial, townhomes and apartments of the property formerly known as the Columbia Drive-In. The property is zoned C-2 and is approximately 17 acres

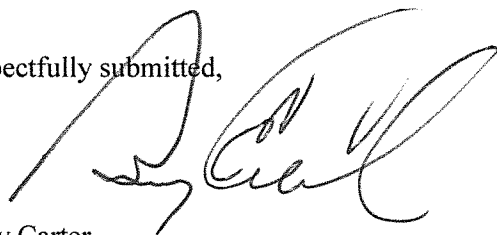
V. The next regular Planning Commission meeting will be held on December 21, 2017 at 7:00 PM.

VI. Adjournment to Joint Special Meeting with Board of Supervisors for Comprehensive Plan Discussion.

Vice Chairman Rodman called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to adjourn the meeting. **Carried 4-0.**
Vice Chairman Rodman adjourned the meeting at 8:05 PM.

Respectfully submitted,



Barry Carter
Secretary