

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of February 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, February 16, 2017. Chairman Ron Beam called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Board members Vice Chairman John Rodman, Larry Groff, Barry Carter, and James Stuckey were present. Also in attendance were Andrew B. Stern, Township Manager; Melissa Kelly, Township Engineer; Jodi Heffner, Zoning Officer and Maria K. McDonald, Recording Secretary.

**I. Oath of Office for Newly Appointed Planning Commission Members**

Ms. Jodi Heffner, West Hempfield Township Notary, swore in Mr. Barry Carter and Mr. James Stuckey as they took their Oath of Office as appointed Planning Commission Members.

**II. Reorganization**

**A. Nomination and Election of Officers**

Chairman Ron Beam turned the gavel over to Vice Chairman Rodman and who opened the floor for nominations for Chairman. A recommendation was made by Larry Groff, seconded by Mr. Stuckey, to nominate Mr. Ron Beam as Chairman.

Vice Chairman asked if there were any other nominations; being none asked for a motion to close the nominations. A motion was made by Mr. Groff to close the nominations, seconded by Mr. Carter. **Carried 4-0.** Mr. Ron Beam was elected as the Chairman of the Planning Commission.

Vice Chairman Rodman turned the gavel over to Chairman Beam.

Chairman Beam opened the floor for nominations for Vice Chairman. A recommendation was made by Mr. Groff to nominate Mr. John Rodman. Chairman Beam asked if there were any other nominations; being none asked for a motion to close the nominations. A motion was made by Mr. Carter to close the nominations, seconded by Mr. Stuckey. **Carried 4-0.** Mr. John Rodman was elected as the Vice Chairman of the Planning Commission.

Chairman Beam opened the floor for nominations for Secretary. A recommendation was made by Mr. Rodman to nominate Mr. Barry Carter. Chairman Beam asked if there were any other nominations; being none asked for a motion to close the nominations. A motion was made by Mr. Groff to close the nominations, seconded by Mr. Rodman. **Carried 4-0.** Mr. Barry Carter was elected as the Secretary of the Planning Commission.

**B. 2017 Meeting Schedule**

Chairman Beam asked the members to review the 2017 meeting schedule for the West Hempfield Township Planning Commission.

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

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to accept the 2017 meeting schedule for the West Hempfield Township Planning Commission. **Carried 5-0.**

The Commission will meet the third Thursday of every month at 7:00 PM at the Township Municipal Building.

**III. Minutes**

Members reviewed the minutes of the December 15, 2016 meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to approve the minutes of December 15, 2016. **Carried 5-0.**

**IV. Communications**

Chairman Beam reported he had received comments from the Lancaster Planning Commission on the George & Lorraine Lewis Final Subdivision Plan and the Petition to Amend Zoning Ordinance from Summit Living LLC.

**V. Briefing Items - None**

**VI. Agenda Items**

**A. George & Lorraine Lewis WHTPC-17-16 (Time Extension 5-30-17)**

**Final Subdivision Plan**

**Location: 1725 Clear Spring Road**

Mr. Mark Magredki of Penn Terra Engineering informed the members the applicant is proposing to subdivide the 5.28 parcel into two lots. Lot 1 will be 1.45 acres and Lot 2 will be 3.84 acres. They are proposing to construct a single family dwelling on Lot 2 with a driveway and storm water management facilities. The Lewises, were granted a Conditional Use by the Board of Supervisors on October 6, 2015. On December 15, 2016 this plan was presented to the Planning Commission members as a briefing item. Penn Terra Engineering requested a time extension to process the revised final subdivision plan through until May 30, 2017.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waiver for Section 404.A.1-Plan Scale based on the justification and alternative provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the waiver for Sections 405.E.13 and 501-Financial Security based on the justification and alternative provided with the condition that in addition to General Note 14, the following note is provided on the

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

plan: “the owner of Lot 2 shall be required to post necessary financial security to insure the installation of the specific improvements and/or storm water management or other facilities serving Lot 2 prior to the issuance of any permits to authorize the erection of any structure upon Lot 2. The design engineer shall provide documentation that the proposed structure meets the approved plan.” **Carried 5-0.**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waiver for Section 602.K.6.b-Improvement of Existing Streets based on the justification provided and the condition that the following note is added to the plan “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.” **Carried 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the waiver for Section 602.M-Curbing based on the justification provided and the condition that the following note is added to the plan “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.” **Carried 5-0.**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waive for Section 602.N-Sidewalks Curbing based on the justification provided and the condition that the following note is added to the plan “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.” **Carried 5-0.**

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

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the George & Lorraine Lewis Final Subdivision Plan with the condition that the applicant address all staff and engineer's comments to the satisfaction of the Township. **Carried 5-0.**

**B. Petition to Amend Zoning Ordinance WHTPC-18-16  
Summit Living LLC**

On November 29, 2016 Summit Living, LLC and Sandy Kime of ELA Group submitted a petition to amend the West Hempfield Township Zoning Ordinance, specifically related to the Traditional Village Zoning District. The Planning Commission was briefed on this at the December 15, 2016 meeting. Then on December 19, 2016, West Hempfield Township Solicitor Josele Cleary offered her legal opinion on the request. The Lancaster County Planning Commission reviewed the request and offered their comments on January 10, 2017. Since then Ms. Heffner and Mr. Stern meet with the applicants and they have revised their request as contained in the redlined draft Section 403 Traditional Village document that was attached to a memo from Mr. Stern in the packets.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend passing along to the Board of Supervisors the positive approval of the amended traditional village document seen tonight and based upon the Township Solicitor's comments. **Carried 5-0.**

**VII. The next regular PC Meeting will be held on March 16, 2017 at 7:00 P.M.**

Chairman Beam called for a motion to adjourn the meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Stuckey, to adjourn the meeting.  
**Carried 5-0.**

Chairman Beam adjourned the meeting at 7:50 PM.

Respectfully submitted,

Barry Carter  
Secretary

