

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of March 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, March 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, and Barry Carter were present. Also in attendance were Andrew B. Stern, Township Manager; Melissa Kelly, Township Engineer; Jodi Heffner, Zoning Officer; Dean S. Severson, Director of Lancaster Community Planning and Maria K. McDonald, Recording Secretary. James Stuckey did not attend the meeting.

I. Minutes

Members reviewed the minutes of the February 16, 2017 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to approve the minutes of February 16, 2017. **Carried 4-0.**

II. Communications

Chairman Beam asked if there were any communications to report. Mr. Carter indicated there were none.

III. Briefing Items

A. Sylvan View Phase 3 WHTPC 2-17 (90 Day 6/1/17)

Final Plan

Location: North end of Greystone Drive – West of the intersection of Archer Lane

Mr. Bill Swiernik of David Miller Associates, Inc. informed the members that they are proposing Phase III of Sylvan View Development, the last phase. They are proposing to subdivide the remaining tract lot area into 32 single family lots. These lots will be serviced by public water and sewer. Storm water facilities are included in the plan.

IV. Agenda Items

A. David and Sarah Wolfe Subdivision WHTPC 1-17 (90 Day 5/25/17)

Sketch Plan

Location: 4022 Marietta Avenue

Mr. David Christian of David Christian & Associates, Inc. along with Mr. David Wolfe informed the members they are proposing to subdivide an 18.8 acre parcel zoned R-1 Residential into six (6) total lots. Lots 1-4 will be approximately 1-2 acres in size and will be made available for sale. Lots 5 and 6 will be retained by the applicant. Lot 6 will be created to encumber the existing dwelling and existing barn and Lot 5 will be utilized for construction of the applicant's new home. The proposed driveway site distances measured of all proposed driveways as shown comply with PennDOT's safe stopping sight distance criteria. All lots will be serviced by public water and sewer. All Storm Water Management

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Ordinance criteria will be satisfied and LCCD and NPDES permit approvals will be secured as required. They are requesting the following waivers: Section 305-Preliminary Plan Processing; Sections 602.K.6, 602.M, and 602.N-Improvement of Existing Streets, Curbing, and Sidewalks; Section 604.D.3-Lot Depth to Width Ratio; Section 604.F.4-Flag Lot Requirements.

Discussion was held regarding the applicant going to the Zoning Hearing Board for a variance regarding the possibility of flag lots or the reconfiguration of driveways to make fewer driveways. Mr. Christian indicated to the members that he would like to make sure the Board of Supervisors was in favor of allowing the flag lots and/or reconfiguration of driveways before going to the Zoning Hearing Board.

A discussion regarding the sidewalks occurred and it was determined that a possible easement outside of the PennDOT right of way providing for an asphalt walking path/trail 4 to 5 feet wide could be provided in lieu of sidewalks and defer the street widening and curbs. The applicant indicated that he is formally withdrawing the request for the waiver for Section 604.F.4-Flag Lot Requirements.

The members indicated that it is premature to recommend the waivers at this point due to the different issues that could change some items. The members indicated that the applicant could possibly design and incorporate the storm water management within the lots with reasonable and beyond storm water assumptions.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to postpone action on the waivers until such time the applicant will come back with a preliminary plan. **Carried 4-0.**

**B. Thomas Snyder WHTPC 15-16
Storm Water Management Plan
Location: 755 Kinderhook Road**

Mr. Jim Sanchez of Sanchez & Associates, Inc. informed the members that the applicant has submitted a Storm Water Management Plan for the construction of his house which has already been completed. There was a complaint regarding the amount of disturbance on the property and the Lancaster County Conservation District was called to verify the complaint. The Conservation District asked that an Erosion and Sedimentation Plan be required along with infiltration beds, which therefore warrants a Storm Water Management Plan with inspections.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the Tom Snyder Storm Water Management Plan based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 4-0.**

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C. Continued Comprehensive Plan Discussion – Land Use

Mr. Andrew Stern discussed with the members and staff he has arranged at least one guest speaker for the Planning Commission meeting in April. He has invited Ms. Lisa Riggs, President of The Economic Development Company of Lancaster County, to discuss the topic of the lack of industrial and commercial land in Lancaster County. He is also trying to have Ms. Karen Martynick, Executive Director of Lancaster Farmland Trust, to speak about farmland. The Board of Supervisors will either be invited to the Planning Commission meeting or there will be a Joint meeting on April 20, 2017.

Mr. Stern handed out maps showing different land uses in West Hempfield Township and provided an overlay of the urban growth area. He hopes to add the overlay of the preserved farms to the map. Mr. Dean S. Severson stated that he could get an overlay of the preserved farms to him. The members also suggested having the Traditional Village on the map. This map will help the members and staff with the discussions and joint meetings for the Comprehensive Plan Update.

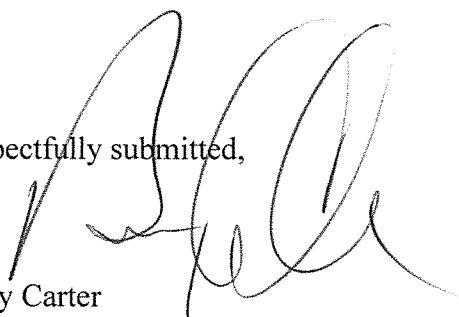
VII. The next regular Planning Commission Meeting will be held on April 20, 2017 at 7:00 P.M.

Chairman Beam called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Carter, seconded by Mr. Rodman, to adjourn the meeting.
Carried 4-0.

Chairman Beam adjourned the meeting at 8:45 PM.

Respectfully submitted,



Barry Carter
Secretary