

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of April 20, 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, April 20, 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, James Stuckey and Barry Carter were present. Also in attendance were Andrew B. Stern, Township Manager; Melissa Kelly, Township Engineer; Dean S. Severson, Director of Lancaster Community Planning, and Maria K. McDonald, Recording Secretary. Jodi Heffner did not attend the meeting.

**I. Minutes**

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

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Carter, to approve the minutes of March 16, 2017. **Carried 5-0.**

**II. Communications**

Chairman Beam asked if there were any communications to report. Mr. Carter reported the following were received from Lancaster County Planning Commission (LCPC): Plan Receipt for Sylvan View Phase 3, and Lot 99 and 100 of Eagles View. Also received from the LCPC were comments for the West Hempfield Township Zoning Text Amendment and for Sylvan View Phase 3.

**III. Briefing Items**

**A. Lot 99 & 100 of Eagles View - WHTPC 3-17 (90 Day 6/19/17)**

**Final Subdivision Plan**

**Location: 643 & 645 Golden Eagle Way**

Ms. Melissa Kelly indicated that the applicant is proposing to combine two lots 99 & 100 in Phase IV of the Eagles View Development. Mr. Bill Swiernik of David Miller Associates, Inc. asked the members if they would move this briefing item to an agenda item since there are no major issues and the plan is pretty straightforward just eliminating lot lines between the two lots.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Stuckey, to move Lot 99 & 100 of Eagles View to the Agenda for tonight's meeting as item C. **Carried 5-0.**

**B. Turkey Hill Store No. 231 - WHTPC 4-17 (90 Day 7/5/17)**

**Waiver of Land Development Request**

**Location: 1199 Prospect Road**

Ms. Melissa Kelly informed the members that the applicant is proposing to renovate the store in order to accommodate the sale of beer. The renovation will include the addition of an 11' X 8' freezer to the west side of the building. The applicant is requesting a waiver of land development; they have recommended granting this waiver with conditions and with no major issues.

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**Motion:** A motion was made by Mr. Groff, seconded by Mr. Carter, to move Turkey Hill Store No. 231 Waiver of Land Development to the agenda for tonight's meeting as item D. **Carried 5-0.**

**IV. Agenda 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 3 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.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the Sylvan View Phase 3 Final Plan based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 5-0.**

**B. Greg Whitney & Natalie Burk – WHTPC 5-17**

**Major Land Disturbance Plan**

**Location: 733 High Ridge Road**

Mr. Joel D. Comanda of Inland Design informed the members the applicant is proposing to install a new in-ground pool behind their existing dwelling along with concrete decking and walls a little under 3,000 sq.ft. of impervious surface. An underground recharge bed will be construction to control the storm water runoff. He indicated that the storm water management was not designed for the driveway widening and carport addition to garage that was done in the last 3 or 4 years that totals 2,131 sq.ft. of impervious.

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the Greg Whitney & Natalie Burk Major Land Disturbance Plan based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 5-0.**

**C. Lot 99 & 100 of Eagles View - WHTPC 3-17 (90 Day 6/19/17)**

**Final Subdivision Plan**

**Location: 643 & 645 Golden Eagle Way**

The members discussed this as a briefing item and moved to make a motion.

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**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the Lot 99 & 100 of Eagles View Final Subdivision Plan based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 5-0.**

**D. Turkey Hill Store No. 231 - WHTPC 4-17 (90 Day 7/5/17)  
Waiver of Land Development Request  
Location: 1199 Prospect Road**

The members discussed this as a briefing item and moved to make a motion.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Stuckey, to recommend approval of the Waiver of Land Development for Turkey Hill Store No. 231 based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 5-0.**

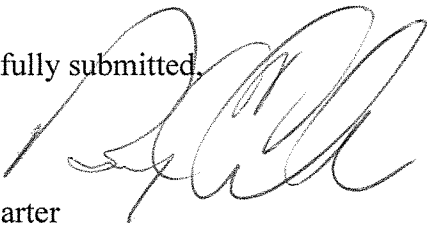
**VII. The next regular Planning Commission Meeting will be held on May 18, 2017 at 7:00 PM.**

Chairman Beam 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 5-0.**

Chairman Beam adjourned the meeting at 7:28 PM to proceed to the Joint Meeting with the Board of Supervisors.

Respectfully submitted,



Barry Carter  
Secretary