

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of June 15, 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, June 15, 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; Jodi Heffner, Zoning Officer, and Maria K. McDonald, Recording Secretary.

**I. Minutes**

Members reviewed the minutes of the April 20, 2017 meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Carter, to approve the minutes of April 20, 2017.  
**Carried 5-0.**

**II. Communications**

Chairman Beam asked if there were any communications to report. Mr. Carter reported the following received from Lancaster County Planning Commission (LCPC) comments for Lot 99 and 100 of Eagles View.

**III. Briefing Items - None**

**A. St. Anne's Retirement Community Campus Expansion-WHTPC 15-07R**  
**Revised Final Land Development Plan**  
**Location: 3952 Columbia Avenue**

The applicant is proposing to expand their existing retirement community on its residual undeveloped property. Conditional Use was granted by the Board of Supervisors on January 21, 2015. On September 1, 2015 the Saint Anne's Retirement Community Preliminary/Final Land Development Lot Add-On Plan was approved by the Board of Supervisors and recorded.

Ms. Cheryl Love of the ELA Group, Inc. informed the members that the applicant has submitted a revised plan. This revision includes shifting a proposed domestic water line further south on the property, substituting bituminous sidewalks for the concrete sidewalks, grading and installation of a segmental retaining wall on the west side of the cottage units 25-32, removing the basement level access drive for Apartment Building "C" as well as the access drive from Parking Lot "B." Also an emergency fire truck access has been provided from the eastern end of Parking Lot "B" with a geoweb/grass structural support emergency access drive to the proposed Private Street.

All the facilities will remain privately owned and maintained by Saint Anne's Retirement Community. All the requested changes are in keeping with the intent of the previously approved/recorded Final Land Development Plan.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the Revised Final Land Development Plan for St. Anne's Retirement Community Campus Expansion based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 5-0.**

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**B. Continued Discussion on Comprehensive Plan**

Mr. Andrew B. Stern, Township Manager, informed the members and staff that he never received the information requested from the Farm Land Trust due to the fact that his contact person was no longer there. So the Future Land Use Map is on hold until he can acquire the information requested from the Farm Land Trust. He informed the members the only thing that the Municipal Planning Code (MPC) requires the Planning Commission to do is the Comprehensive Plan, which they are the driving force behind the Plan. He stated they not getting too far and no date has been established for the finish line. Mr. Stern indicated to the members he is asking for guidance for a time line from the Planning Commission and Board of Supervisors. He also handed out a list of Comprehensive Plan topics they can discuss. The PC members and the Manager had a discussion on what the next topics for the Comprehensive Plan Discussion would be and a possible finish date. The decision was made to have 18 months out for the finish date of the Comprehensive Plan and to discuss the topics of Land Use (*future land use, urban growth boundary, and zoning*) and Housing (*affordable housing, mix of housing opportunities, sensor housing*).

**VII. The next regular Planning Commission Meeting will be held on July 20, 2017 at 7:00 PM.**

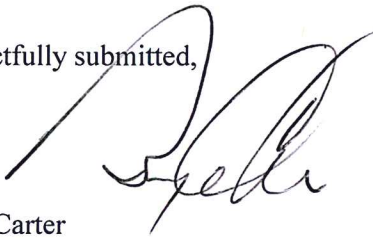
The Planning Commission Members recognized the Eagle Scout Chris Rilley who was earning his Communication Merit Badge. The members thanked the young man for coming and getting interested in local government and hope to see him at future meetings. Chris indicated to the members he plans to be involved in the future.

Chairman Beam called for a motion to adjourn the meeting.

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

Chairman Beam adjourned the meeting at 8:00 PM to proceed to the Joint Meeting with the Board of Supervisors.

Respectfully submitted,



Barry Carter  
Secretary