

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of July 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, July 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 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. Secretary Barry Carter was not at the meeting.

I. Minutes

Members reviewed the minutes of the June 15, 2017 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to approve the minutes of June 15, 2017. **Carried 4-0.**

II. Communications

Chairman Beam reported the communications the following received from Lancaster County Planning Commission (LCPC) receipt and comments for Bardon Development Proposed Warehouse Expansion.

III. Briefing Items

A. Bardon Development LP-WHTPC 06-17 (90 Days 9-13-17)

Proposed Warehouse Expansion

Final Land Development Plan

Location: 200 Lincoln Avenue

Mr. Brian R. Cooley with DC Gohn Associates, Inc. informed the members they are proposing improvements to the existing Bardon Development LP Property-Cooper-Booth Wholesale located at 100 Lincoln West Drive. The site is located in the I-2 industrial Zoning District in West Hempfield Township. The project will include construction of the warehouse expansion, parking access drives, a truck court area and other site improvements. The expansion is to accommodate additional warehouse storage space within the existing building. There will be no new office or warehouse employees with the expansion; the existing employees will occupy the warehouse expansion. The increase in truck drivers is minimal. All loading and unloading associated with the warehouse expansion will be provided by the proposed truck docks located on the southern side of the building. Storm water will be managed by existing storm water basin. There is no additional water or sewer capacity required for this project sincere there is no increase in office or warehouse employees.

IV. Agenda Items

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**A. 4620 Oriole Avenue-WHTPC 06-18
Storm Water Management Plan
Location: 4620 Oriole Avenue**

Mr. Matthew Mack with Ludgate Engineering Corporation informed the members that they are proposing to build a single family dwelling on the parcel located at 4620 Oriole Avenue which is zoned R-2. The amount of impervious coverage proposed is 4,467 sq.ft. on a .14 acre lot. They were granted a variance for the lot size from the Zoning Hearing Board on July 18, 2017.

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the Storm Water Management Plan for 4620 Oriole Avenue based upon all comments and requirements being completed to the satisfaction of the Township Engineer and Township Staff and pays all outstanding invoices. **Carried 4-0.**

**B. Conditional Use Case No. 75 (60 Days 8/26/17)
Summit Living LLC
Location: 755 Summit Drive**

Mr. Sidney R. Kime, Jr. of ELA Group Inc. and Mr. Steve J. Artz of Summit Living LLC informed the members that they are asking for recommendation for conditional use approval pursuant to the Zoning Ordinance Sections 403.2.C.1 and 403.3.B for a planned village development consisting of four buildings containing a total of 48 multifamily dwelling units with associated off-street parking, circulation, and storm water management facilities on a lot containing approximately 5.6 acres located at 755 Summit Drive. The property is located in the Traditional Village District. A Planned Village Development is permitted by Conditional Use within this zoning district.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Rodman, to recommend approval of the Conditional Use for Summit Living LLC including the modifications of the rear yard setback and street tree location based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 4-0.**

C. Continued Discussion on Comprehensive Plan

Mr. Andrew B. Stern, Township Manager, informed the members and staff he has not yet received all the information requested from the Farm Land Trust and also has not had the time yet to create a map. But he has a unique request tonight that he thinks would spark some discussion and help him make some decisions in the next step for the land use discussions. Mr. Stern had mentioned to the members that Mr. William Murry had come in several months ago to speak with him regarding some planning ideas for his

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land and wanted to know where the Township would be going and what they would like to see in regards to the future. Mr. Murry is here to tonight to discuss some ideas and receive some feedback from The Planning Commission. Mr. Murry's property is surrounded by property zoned industrial, residential and traditional village. A discussion was held regarding the surrounding demographics and high density for residential along with some possible commercial, which would benefit and support all zoned properties surrounding the area.

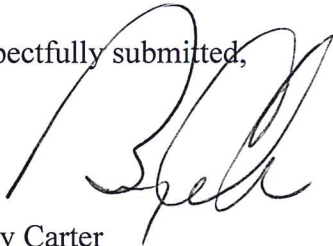
VII. The next regular Planning Commission meeting will be held on August 17, 2017 at 7:00 PM.

Chairman Beam called for a motion to adjourn the meeting.

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

Chairman Beam adjourned the meeting at 8:45 PM.

Respectfully submitted,



Barry Carter
Secretary