

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of August 17, 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, August 17, 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, Secretary Barry Carter, Larry Groff and James Stuckey were present. Also in attendance were Andrew B. Stern, Township Manager; Jodi Heffner, Zoning Officer; Alex Rohrbaugh, LCPC Director of Community Planning and Maria K. McDonald, Recording Secretary. Township Engineer Melissa Kelly was not at the meeting.

I. Minutes

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

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

II. Communications

Chairman Beam asked if there were any communications. Mr. Andrew Stern introduced the new LCPC Director of Community Planning, Mr. Alex Rohrbaugh, to the members.

III. Briefing Items – None

IV. Agenda 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. Todd Smeigh with DC Gohn Associates, Inc. informed the members the applicant has submitted a Final Land Development Plan for a warehouse expansion for Cooper Booth. The expansion proposed will be 82,441 square feet. There will be an addition of 11 truck docks and an increase in the number of outbound trucks. A net increase of 16 parking spaces providing a total of 208 parking spaces is proposed. There is no change to the existing access onto Lincoln West Drive and the added traffic will be at off-peak hours so it will not have an adverse impact on the Township's road network. The warehouse expansion is expected to be completed in 2018.

Mr. Stern wanted to make a note to Mr. Smeigh he should be aware of Section 403.B of the SALDO regarding traffic impact fees, and there has recently been some confusion with another developer. If a developer goes in front of the Board and/or the Planning Commission and agrees to waive a traffic fee and then does not ask the Board for anything beyond that, the developer will owe the Township as per the ordinance. If the Board waives a traffic impact study there is a formula used in Section 403.B of the SALDO. Mr. Smeigh indicated that is a standard item with other Townships.

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval for the modification of Section 305-Preliminary Plan Application based upon the justification provided and with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township. **Carried 5-0.**

**West Hempfield Planning Commission
Minutes of August 17, 2017**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Stuckey, to recommend approval of the waiver of Section 403-Traffic Impact Study based on the information provided in lieu of a Traffic Impact Study. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the waiver of Section 612-Emergency Access Requirements based on the justification provided subject to the review by the emergency service providers and addressing any comments to the satisfaction of the Township. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the waiver of Section 122.47.10-Basin Dewatering Time based upon the justification provided. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the modification of Section 122-48-Volume Control subject to the conditions listed in the engineer's letter dated August 17, 2017. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Carter, to recommend approval of the waiver of Section 122-47.3.a.2-Basin Interior Slide Slopes based upon the justification and alternative provided and with the condition that the applicant show and install parking bumpers/concrete blocks around the basin. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the Bardon Development Final Land Development Plan for the Proposed Warehouse Expansion based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 5-0.**

B. Waiver of a Major Storm Water Management Plan-WHTPC 08-17

Location: 3212 Grande Oak Place

Mr. Kent Weaver with Harbor Engineering indicated to the members that the applicant is proposing to construct a house and associated driveway which is proposed to be 5,061 square feet of impervious. The Grande Oak Subdivision Plan which was prepared in 1984 accounted for 4,138 square feet of impervious. The proposed impervious therefore exceeds the previously accounted impervious by 923 square feet. The applicant is stating that since this lot was previously approved for storm water that they are requesting a waiver for a Major Storm Water Plan and are asking to be able to submit this plan as a Minor Storm Water Plan

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the modification of Section 122-36-Major Land Disturbance based upon the justification provided and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the modification of Section 122-35-Minor Land Disturbance based on the justification and alternative provided with the condition that the applicant provide the dimensions on the plan. **Carried 5-0.**

**West Hempfield Planning Commission
Minutes of August 17, 2017**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend approval of the 3212 Grande Oak Place Minor Land Disturbance Plan based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 5-0.**

C. Continued Discussion on Comprehensive Plan

Mr. Stern informed the members, staff and Mr. Rohrbaugh that they will be discussing the Urban Growth Boundary. Mr. Stern showed the members and staff maps indicating the sewer lines, preserved farms in both programs and some zoning. A discussion was held regarding the location of the Urban Growth Boundary line and where to expand it in the Township. Also discussed was the relation of the Urban Growth Boundary line to surrounding Townships. The Planning Commission added several areas to the map of proposed urban growth areas.

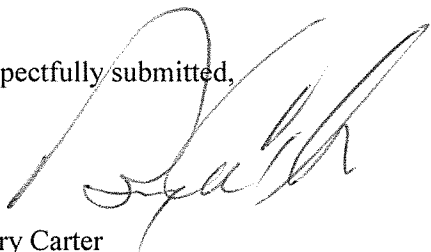
VII. The next regular Planning Commission meeting will be held on September 21, 2017 at 7:00 PM.

Chairman Beam called for a motion to adjourn the meeting.

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

Chairman Beam adjourned the meeting at 8:36 PM.

Respectfully submitted,



Barry Carter
Secretary