

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of September 21, 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, September 21, 2017. Vice Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Board members Secretary Barry Carter, Larry Groff and James Stuckey were present. Also in attendance were Jodi Heffner, Zoning Officer and Maria K. McDonald, Recording Secretary. Chairman Ron Beam, Township Manager Andrew Stern and Township Engineer Melissa Kelly were not at the meeting.

I. Minutes

Members reviewed the minutes of the August 17, 2017 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to approve the minutes of August 17, 2017.
Carried 4-0.

II. Communications

Vice Chairman Rodman asked if there were any communications. Secretary Carter reported the acknowledgement of the receipt from Lancaster County Planning Commission on the Iron Ridge Preliminary/Final Subdivision Plan.

III. Briefing Items

A. Iron Ridge - David and Sarah Wolfe WHTPC 09-17 (90 Days 12/5/17)
Preliminary/Final Subdivision Plan
Location: 4022 & 4033 Marietta Avenue

The applicant is proposing to subdivide this parcel into six (6) total lots. On May 9, 2017 the West Hempfield Zoning Hearing Board approved Case #1256 for variances for lot width and shared driveway. The six proposed lots will each have road frontage and common driveway access onto Marietta Avenue. One of the six lots will encumber the existing single-family detached dwelling and barn which currently occupies the parent tract. PennDOT has requested that only two driveway accesses be proposed onto Marietta Avenue, so a common driveway to Lots 1, 2 and 3 is proposed and a second common driveway to Lots 4, 5 and 6 is proposed. The lots will be served by public water and sewer. The storm water facilities and improvements are located on the plan.

IV. Agenda Items

A. Continued Discussion on Comprehensive Plan

Vice Chairman Rodman informed the members of the Township Manager's note to them. He indicated that the Manager had met with Dean Severson and Alex Rohrbaugh from Lancaster County Planning Commission (LCPC) on September 19, 2017. The discussion was regarding wanting one urban growth area map that LCPC and the Township could agree on. They reviewed the draft map created at the August Planning Commission meeting and a few changes were suggested, but overall the LCPC was in agreement with the thought process of the members and the Township Manager. The Township Manager will be reviewing this map with the Board of Supervisors at an upcoming meeting. He indicated the members could hold a joint meeting at the next Planning Commission meeting on October 19, 2017 or at the Board of Supervisors Meeting on November 7, 2017. The members held a discussion with the outcome being a joint meeting after the next Planning Commission meeting on October 19, 2017.

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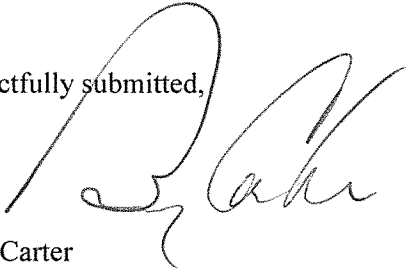
V. The next regular Planning Commission meeting will be held on October 19, 2017 at 7:00 PM.

Vice Chairman Rodman called for a motion to adjourn the meeting.

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

Vice Chairman Rodman adjourned the meeting at 7:35 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Barry Carter', written in a cursive style.

Barry Carter
Secretary