

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of January 18, 2018

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, January 18, 2018. Vice Chairman Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Board members Larry Groff, Barry Carter, and James Stuckey were present. Also in attendance were Andrew B. Stern, Township Manager; Jeremy Smith acting as Township Engineer; Dwayne R. Steager, Zoning Officer and Maria K. McDonald, Recording Secretary. Chairman Ron Beam and Melissa Kelly, Township Engineer were not present.

I. Reorganization

A. Nomination and Election of Officers

Vice Chairman Rodman opened the floor for nominations for the officers for 2018 Planning Commission. A recommendation was made by Mr. Groff, seconded by Mr. Carter, to have the officers of the West Hempfield Planning Commission to remain the same in 2018 as in 2017.

Vice Chairman asked if there were any other nominations; being none he closed the nominations and asked for a motion. The motion was carried to have officers stay the same as in 2017 for the coming year 2018 for the West Hempfield Township Planning Commission (Ron Beam as Chairman; John Rodman as Vice Chairman, and Barry Carter as Secretary), by a unanimous vote.

B. 2018 Meeting Schedule

Vice Chairman Rodman asked the members to review the 2018 meeting schedule for the West Hempfield Township Planning Commission.

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to accept the 2018 meeting schedule for the West Hempfield Township Planning Commission. **Carried 4-0.**

The Commission will meet the third Thursday of every month at 7:00 PM at the Township Municipal Building.

II. Minutes

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

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to approve the minutes of November 16, 2017. **Carried 4-0.**

III. Communications

Vice Chairman Rodman asked if there were any communications at this time. Mr. Carter indicated that there was a plan receipt and a memo from the LCPC regarding the Summit Living Land Development Plan.

**West Hempfield Planning Commission
Minutes of January 18, 2018**

IV. Briefing Items - None

V. Agenda Items

A. Summit Living-WHTPC 10-17 (90 Days 3/9/18)

Land Development Plan

Location: 755 Summit Drive

Mr. Sidney R. Kime of ELA Group, along with Mr. Steve Artz of Summit Living LLC, informed the members that they are proposing a Planned Village Development with 48 multiple family dwelling units on a 6.192 acre site located at 755 Summit Drive zoned Traditional Village. A Planned Village Development is permitted by Conditional Use within this zoning district. The applicant has been in front of the Board of Supervisors for two conditional use hearings on September 5, 2017 and December 5, 2018 which were approved with conditions.

Subdivision and Land Development

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to recommend approval of the modification of Section 305-Preliminary Plan Processing based upon the justification provided with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township. **Carried 4-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the modification of Section 404.A.1-Plan Scale based on the justification and alternative provided. **Carried 4-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the waiver of Section 602.K.6.b-Improvements of Existing Streets-Sidewalk based on the justification provided with the condition that the applicant pays a fee-in-lieu of constructing the improvements for the entire frontage of Summit Drive. The fee shall be in the amount required to complete all such work, including but not limited to design, obtaining permits and approval from third parties, and construction, and shall be based on bona fide bids, as stated in the Conditional Use approval. **Carried 4-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the waiver of Section 602.M.-Curbing (along Summit Drive) based on the justification provided with the condition that the applicant pays a fee-in-lieu of constructing the improvements for the entire frontage of Summit Drive. The fee shall be in the amount required to complete all such work, including but not limited to design, obtaining permits and approval from third parties, and construction, and shall be based on bona fide bids, as stated in the Conditional Use approval. **Carried 4-0.**

**West Hempfield Planning Commission
Minutes of January 18, 2018**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of Section 602.M-Curbing (outside street right-of-way) based on the justification and alternative provided. **Carried 4-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the waiver for 602.N.-Sidewalk based on the justification provided with the condition that the applicant pays a fee-in-lieu of constructing the improvements for the entire frontage of Summit Drive. The fee shall be in the amount required to complete all such work, including but not limited to design, obtaining permits and approval from third parties, and construction, and shall be based on bona fide bids, as stated in the Conditional Use approval. **Carried 4-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of Section 603.A, Appendix No. 17-Parking Space Depth based on the justification and alternative provided. **Carried 4-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the modification of Section 603.C-Horizontal Curve Radius based on the justification and alternative provided. **Carried 4-0.**

Storm Water Management

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of Section 122-43.O.3-Separation Distance to a Limiting Zone based on the justification and alternative provided. **Carried 4-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the modification of Section 122-45.B-Rational Method based on the justification and alternative provided. **Carried 4-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to recommend approval of the modification of Section 122.46.D.a.2-Minimum Pipe Slope based on the justification and alternative provided. **Carried 4-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to recommend postponing action for the modification of Section 122-46.D.a.3-Minimum Pipe Cover to allow the applicant to confirm the shallow inlet boxes can be construction as proposed, such as I-3, I-4, and I-5. In addition, the class of RCP needs to be identified on the plans and all comments being completed to the satisfaction of the Township Engineer. **Carried 4-0.**

**West Hempfield Planning Commission
Minutes of January 18, 2018**

Mr. Kime requested the Planning Commission to recommend modifications for Section 603.F-Vehicular Parking Facilities Lighting and 605.F-Building Setback Lines and Building Separation. The Planning Commission and Mr. Kime discussed the request for the modifications.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend approval of the modification of Section 603.F-Vehicular Parking Facilities Lighting so that the lighting in the parking lot is improved beyond what it is shown on the current plan, specifically the whole center area of the parking lot, and to a point that is satisfactory to the Township Engineer and Board of Supervisors. **Carried 4-0.**

Motion: A motion was made by Mr. Carter, seconded by Mr. Stuckey, to recommend approval of the waiver of Section 605.F-Building Setback Lines and Building Separation to eliminate the 75 foot setback between dwellings and any portion of high voltage transmission line right-of-way needs to be provided, and to accept the existing 35' PPL easement/right-of-way as a guideline for this plan. **Carried 4-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to recommend approval of the Summit Living Land Development Plan based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 4-0.**

VI. The next regular PC Meeting will be held on February 15, 2018 at 7:00 P.M.

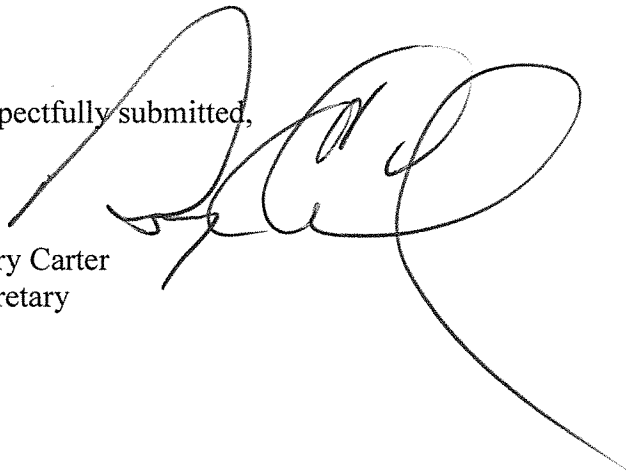
Vice Chairman Rodman called for a motion to adjourn the meeting.

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

Vice Chairman Rodman adjourned the meeting at 8:05 PM.

Respectfully submitted,

Barry Carter
Secretary

A large, stylized handwritten signature in black ink, likely belonging to Barry Carter, is written over the typed name and extends across the page.