

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of November 15, 2018

The regular meeting of the West Hempfield Township Planning Commission was held at the new Township Municipal Office, 3476 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, November 15, 2018. Chairman Ron Beam called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Vice Chairman John Rodman, Secretary Barry Carter, Larry Groff and James Stuckey were present. Also in attendance were Andrew Stern, Township Manager and Dwayne R. Steager, Zoning Officer.

I. Minutes

Members reviewed the minutes of the September 20, 2018 meeting.

Motion: A motion was made by Mr. Carter, seconded by Mr. Stuckey, to approve the minutes of September 20, 2018. **Carried 5-0.**

II. Communications

Chairman Beam asked if there were any communications to report. Secretary Carter indicated he did not have any communications this evening.

III. Briefing Items - None

IV. Agenda Items

A. Conditional Use No. 79
620 Sycamore Drive
Location: 620 Sycamore Drive

Ms. Kathy Conley with RGS Associates introduced the owner Gabe Clark with 620 Sycamore Drive, Jarred L. Neal from TPD, and James Strong from McNees Wallace & Nurick, LLC. Ms. Conley informed the members that the applicant is proposing to develop the 56.32 acre tract located at 620 Sycamore Drive in the R-2 Residential district. They are proposing 98 single family detached dwellings utilizing the open space design option and to be serviced by public water and sewer. The utilization of the open space design option for the development of single-family dwellings is permitted in the R-2 District when approved by the West Hempfield Township Board of Supervisors as a conditional use.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend approval of the Conditional Use No. 79 for 620 Sycamore Drive Associates, LLC with the condition that the applicant provide a secondary access to the southern open space area between lots 35 and 36 and an acceptable management plan for the open space keeping the forest space as natural as possible. **Carried 5-0.**

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B. Conditional Use No. 80
St. Mary's Coptic Church
Location: 3600 Marietta Avenue

Mr. Magdi Kaldas from Saint Mary's Coptic Orthodox Church indicated to the members that the church was granted on October 6, 2015 a conditional use to enable and erect a 24' X 36' temporary trailer for holding Sunday school classes at the address of 3600 Marietta Avenue, Lancaster, PA. The conditional use was granted with a condition that the trailer be removed along with all the impervious surface coverage associated with it within thirty six months of the decision. At the time of the decision the applicant had proposed to develop a new church, however at that time the applicant had not obtained all necessary approvals and funding to do so. The thirty six months have elapsed and the applicant is now requesting approval to continue utilizing the trailer for an additional twenty four months.

Motion: A motion was made by Mr. Carter, seconded by Mr. Stuckey, to recommend approval of the Conditional Use No. 80 for St. Mary's Coptic Orthodox Church with the condition that the trailer would be removed within 2 years or upon certificate of occupancy for phase 1 of the new church, if there are multiple phases. **Carried 4-1. John Rodman opposed.**

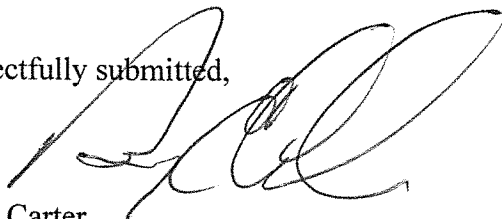
IV. The next regular meeting will be held on Thursday, December 20, 2018 at 7:00 PM in the municipal building at 3476 Marietta Avenue.

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.

Respectfully submitted,



Barry Carter
Secretary