

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of December 20, 2018**

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3476 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, December 20, 2018. Chairman Ron Beam called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Vice Chairman John Rodman, Larry Groff and James Stuckey were present. Also in attendance were Andrew Stern, Township Manager; Melissa Kelly, Township Engineer and Maria K. McDonald, Assistant Zoning Officer and Recording Secretary. Secretary Barry Carter and Zoning Officer Dwayne Steager were not present.

**I. Minutes**

Members reviewed the minutes of the November 15, 2018 meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to approve the minutes of November 15, 2018. **Carried 4-0.**

**II. Communications**

Chairman Beam informed the members that there were no communications to report.

**III. Briefing Items - None**

**IV. Agenda Items**

**A. Dunkin WHTPC 13-18**

**Waiver of Land Development**

**Location: 3929 Columbia Avenue**

Mr. Jeremy Danley from Ablert Taus Architect informed the members that the applicant is proposing a Dunkin' conversion with additions to an existing building with a drive thru at the former Rita's Italian Ice located at 3929 Columbia Avenue. No new impervious is being proposed. The applicant is asking for a waiver of land development.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification of the waiver for Section 130-308 A. – Land Development Plan Processing for Dunkin located at 3929 Columbia Avenue with the condition that the applicant address the 4 stated conditions in the Rettew Review Letter dated December 7, 2018 to the satisfaction of the Township. **Carried 4-0.**

**B. Conditional Use No. 79**

*(This is to update the recommendation based on recent plan changes)*

**620 Sycamore Drive**

**Location: 620 Sycamore Drive**

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Mr. Mark Stanley with McNees Wallace & Nurick LLC informed the members that the applicant was at the last month Planning Commission meeting proposing to develop the 56.32 acre tract located at 620 Sycamore Drive in the R-2 Residential district. They were 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. The Planning Commission recommended approval of the conditional use application with a second access to the open space. The applicant went back and added the seconded access and also added 2 lots which it will make it 100 single family detached dwellings the configuration has not changed. They are asking for the Planning Commission to reaffirm the recommendation from last month and with the modification to allow them to go from 98 to 100 single family dwellings.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the Conditional Use No. 79 for 620 Sycamore Drive Associates, LLC with the second access to the open space and with the modification to allow the applicant to go from 98 to 100 single family dwellings. **Carried 4-0.**

**IV. The next regular meeting will be held on Thursday, January 17, 2019 at 7:00 PM in the municipal building at 3476 Marietta Avenue.**

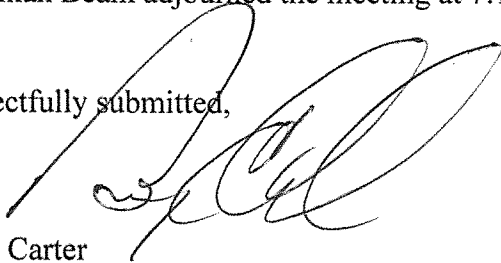
Chairman Ron Beam and Larry Groff indicated to the members that it was a pleasure working with them and with Maria McDonald, Melissa Kelly and Andrew Stern, and all the Township Staff. It has been a very rewarding experience and has helped them grow as individuals and they wish us the very best for the future. The members and Township Staff indicated that they will be missed and that they had contributed very valuable time and knowledge to the Planning Commission over the years and thank them for their efforts.

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 4-0.**

Chairman Beam adjourned the meeting at 7:17 PM.

Respectfully submitted,



Barry Carter  
Secretary