

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of April 19, 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, April 19, 2018. Chairman Beam called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Board members Larry Groff and James Stuckey were present. Also in attendance were Andrew B. Stern, Township Manager; Melissa Kelly, Township Engineer; Dwayne R. Steager, Zoning Officer; Alex Rohrbaugh, LCPC Director of Community Planning and Maria K. McDonald, Recording Secretary. Vice Chairman Rodman and Barry Carter were not present.

**I. Minutes**

Members reviewed the minutes of the January 18, 2018 meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Stuckey, to approve the minutes of January 18, 2018. **Carried 3-0.**

**II. Communications**

Chairman Beam asked if there were any communications at this time. Chairman Beam indicated he had spoken with Mr. Carter and he indicated that he had not received any communications to report.

**III. Briefing Items - None**

**IV. Agenda Items**

**A. Planning Commission 2017 Yearly Report**

Mr. Andrew Stern informed the members that in order to be in compliance with the municipal planning code they are asked to recommend forwarding their 2017 Yearly Report of the West Hempfield Township Planning Commission to the Board of Supervisors.

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Groff, to forward the 2017 Yearly Report of the West Hempfield Township Planning Commission to the Board of Supervisors. **Carried 3-0.**

**B. Discussion on Text Amendment to Zoning Ordinance**

Mr. Mark Stanley of McNees Wallace & Nurick LLC informed the members that he is representing ACP Properties LLC (“ACP”) who is proposing to amend the West Hempfield Township Zoning Ordinance to create a “Mixed-Use Development Design Option in the C-2 Commercial District permitted by Conditional Use. Mr. Stanley indicated to the members that they had discussed this issue with Township staff on March 15 and would like to receive feedback from the Planning Commission on the proposed amendment before it is formally submitted to the Township for consideration. There was a discussion regarding this issue and the Planning Commission members indicated that this is the trend towards marketing and developing today and this change would fill a need and ties in with updating the Comprehensive Plan.

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**C. Proposed Rezoning – Marietta Avenue Properties**

Mr. Stern indicated to the members that West Hempfield Township is proposing to rezone four parcels located along Marietta Avenue. The properties are currently zoned Rural Agriculture and are proposed to be rezoned Traditional Village. The Township and staff have contacted the owners of these properties and discussed this issue with them. The properties are not currently in the Urban Growth Area, but have been recommended to be added by the Planning Commission and the Board of Supervisors during the discussions of the Comprehensive Plan. The parcels will be included with the Township’s mapping within our upcoming new Comprehensive Plan. The Township requests the Planning Commission to review this proposal and make their recommendations to the Board of Supervisors in accordance with the Pennsylvania Municipalities Planning Code. A public hearing will be scheduled before the West Hempfield Township Board of Supervisors prior to final action.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the proposed rezoning of the properties along Marietta Avenue and to included them in the Urban Growth Area. **Carried 3-0.**

**IV. The next regular PC Meeting will be held on May 17, 2018 at 7:00 PM.**

Chairman Beam called for a motion to adjourn the meeting.

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Groff, to adjourn the meeting. **Carried 3-0.**

Chairman Beam adjourned the meeting at 7:50 PM.

Respectfully submitted,

Barry Carter  
Secretary

