

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of June 21, 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, June 21, 2018. Chairman Ron Beam called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Board members Vice Chairman John Rodman, Secretary Barry Carter, 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; and Maria K. McDonald, Recording Secretary.

I. Minutes

Members reviewed the minutes of the May 17, 2018 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to approve the minutes of May 17, 2018. **Carried 5-0.**

II. Communications

Chairman Beam asked if there were any communications at this time. Secretary Carter indicated he had received comments from LCPC on the Zoning Ordinance Text Amendments, Mixed-Use Option in C-2 Commercial District.

III. Briefing Items - None

IV. Agenda Items

A. Greenawalt Roofing Company WHTPC 04-18 (90 Days 8/13/18)
Waiver of Land Development
Location: 3530 Marietta Avenue

Mr. Kevin Miller of Professional Design & Construction, Inc. and Mr. Travis Greenawalt of Greenawalt Roofing Company indicated to the members Mr. Greenawalt purchased the 1.2 acre lot located at 3550 Marietta Avenue, Lancaster, PA. The site was utilized as mixed use for many years comprised of an auto salvage business on the ground floor with a single apartment on the partial second floor above the front office portion. The property has existed in a state of clutter with the building structure not being very well maintained. The applicant is proposing to add a small building addition approximately 588 square feet to the existing building which is 4,672 square feet, to locate his expanding business. The expansion will be built entirely over existing impervious surface area. The front portion of the building will be utilized as an administrative space for the business. The second floor apartment will be eliminated, and the space is to remain empty for possible future use as additional administrative support space. The existing back portion of the building will remain as is and be used for storage of roofing and

**West Hempfield Planning Commission
Minutes of June 21, 2018**

related building materials for the business. They are asking for a waiver of Section 130-308.A-Land Development Plan Processing.

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to recommend approval of waiver or Section 130-308.A-Land Development Plan Processing based upon the justification provided. **Carried 5-0.**

**B. Robert & Donna Musyt WHTPC 05-18
Storm Water Management Plan
Location: 509 Goldfinch Drive**

Mr. Todd Smeigh of D.G. Gohn Associates, Inc. and Mrs. Donna Musyt informed the members that the applicant is proposing to build a single-family dwelling with a driveway and shed on the vacant .447 acre parcel located at 509 Goldfinch Drive. The storm water will be addressed with the proposed rain garden to manage the impervious coverage of 4,300 square feet. They are requesting a modification of the Storm Water Management Ordinance for Section 122-48.A.2.c-Loading Ratios.

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the modification to Section 122-48.A.2.c-Loading Ratios of the Storm Water Management Ordinance based upon the justification and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Rodman, to recommend approval of Robert and Donna Musyt Storm Water Management Plan with the condition that the applicant satisfies all Township and Township Engineer's comments. **Carried 5-0.**

**C. Conditional Use No. 78 – St. Anne's Retirement Community (60 Day 7/21/18)
Location: 3952 Columbia Avenue**

Ms. Cheryl L. Love of ELA Group, Inc. and Mr. Robert S. Cronin of Nikolaus & Hohenadel LLP informed the members the applicant St. Anne's Retirement Community, Inc. had previously submitted a Conditional Use application to the West Hempfield Township Board of Supervisors in connection with its proposed expansion of its Continuing Care Retirement Community on the property located at 3952 Columbia Avenue. The Board of Supervisors approved the Conditional Use Application subject to certain time requirements in the Decision stated in Condition No. 9. The applicant then filed a Subdivision and Land Development Plan with the Township, which was approved and commenced site work and construction of certain infrastructure elements of the development after the permits were approved.

As a result of many unexpected delays, the applicant has been unable to comply with the Condition No.

**West Hempfield Planning Commission
Minutes of June 21, 2018**

9 of the Decision for the Conditional Use Application. The inability to comply with Condition No. 9 was not caused by actions of the Applicant, but by unexpected delays to explore various alternatives to the crossings of the existing water line easement. They were eventually able to negotiate an agreement to provide for the crossings over and upon the existing water line easement. They are requesting a recommendation for the Township to modify Condition No. 9 of the Decision, to provide St. Anne's with an additional two year period from the date of a new conditional use decision to complete installation of the required access drives, storm water management facilities, open space amenities, off-street parking compounds and water and sewer systems.

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend the Conditional Use Application No. 78 for St. Anne's Retirement Community to the Board of Supervisors for a time extension for an additional 3 years. **Carried 5-0.**

IV. The next regular PC Meeting will be held on July 19, 2018 at 7:00 PM.

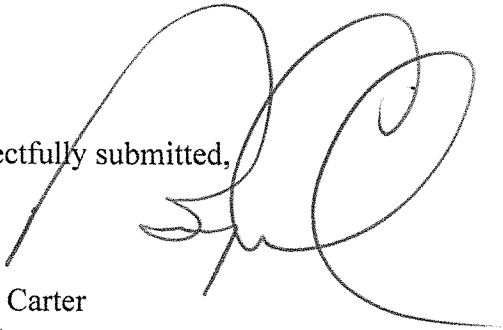
The members discussed the issue regarding the Planning Commission reviewing/recommending storm water management plans which would be basically an engineering approval. The outcome of the discussion was that they would not need to see these types of plans and force the applicant to come to the Planning Commission unless the Township Staff thinks that their comments would add value to the plan. Mr. Stern indicated to the members that if a storm water plan is associated with anything non-residential the Planning Commission would see the plan.

Chairman Beam called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Carter, seconded by Mr. Rodman, to adjourn the meeting. **Carried 5-0.**

Chairman Beam adjourned the meeting at 7:33 PM.

Respectfully submitted,



Barry Carter
Secretary