

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of August 16, 2018

The regular meeting of the West Hempfield Township Planning Commission was held for the first time at the location of the new Township Municipal Office, 3476 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, August 16, 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 Stern, Township Manager; Jim Caldwell, Township Engineer; Dwayne R. Steager, Zoning Officer; and Maria K. McDonald, Recording Secretary.

I. Minutes

An amendment to the May 17, 2018 minutes to include the Planning Commission's approval of the Urban Growth Area map was discussed.

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

Members reviewed the minutes of the July 19, 2018 meeting.

Motion: A motion was made by Mr. Carter, seconded by Mr. Groff, to approve the minutes of July 19, 2018. **Carried 5-0.**

II. Communications

Chairman Beam asked if there were any communications to report. Secretary Carter indicated he had none.

III. Briefing Items

A. 3733 Marietta Avenue – WHTPC 11-18

Sketch Plan

Location: 3733 Marietta Avenue

Mr. Dwayne Steager informed the members the applicant is proposing to combine and develop the parcel into 36 townhouses and 44 apartments. These lots will be served by public water and sewer. Storm water facilities are included in the plan.

B. St. Mary's Coptic Orthodox Church – WHTPC 10-18 (90 Days 10/30/18)

Preliminary/Final Land Development Plan

Location: 770 Summit Drive

Mr. Dwayne Steager informed the members the applicant is proposing to develop a house of worship with related accessory structures on property already owned by applicant and located in

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the Traditional Village zoning district. The use is permitted by conditional use approval on July 3, 2018. Storm water facilities are included in the plan.

**C. JNJM Properties LLC – WHTPC 09-18 (90 Days 10/29/18)
Final Land Development/Storm Water Management Plan
Location: 1820 Franklin Road**

Mr. Dwayne Steager informed the members the applicant is proposing an 18,481 square foot expansion of its existing facility with the addition of a new warehouse building and attendant improvements and storm water facilities. This proposal includes requests for waivers.

IV. Agenda Items

**A. J. Edward Buckwalter – WHTPC 06-18 (90 Days 9/13/18)
Preliminary/Final Subdivision Plan
Location: 1775 Clear Spring Road & 202 Prospect Road**

Applicant Joseph Edward Buckwalter informed the members that he plans to subdivide the parcel into two lots which are located between Clear Spring Road and Prospect Road. The parcel is zoned Rural Agricultural. The applicant has requested an additional waiver of **Section 605.K.5 – Dedication of Additional Right-of-Way** for Clear Spring Road and Prospect Road due to the property being subject to an agricultural conservation easement.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Rodman, to recommend a modification of the waiver request to include **Section 605.K.5 – Dedication of Additional Right-of-Way** with the waiver requests for Sections 602.K.6, 602.M and 602.N. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter to recommend approval of the subdivision plan based upon the justification provided and that the applicant satisfies all Township and Township Engineer's comments. **Carried 5-0.**

**B. Saint Francis Animal Hospital – WHTPC 07-18 (90 Days 10/3/18)
Final Land Development Plan
Location: 308 Primrose Lane**

Applicant Dr. Joseph Robuccio and Brian Cooley of D.C. Gohn & Associates are proposing a Final Land Development Plan to construct a small animal hospital on a vacant lot located at 308 Primrose Lane. The parcel is zoned C-1 in the Commercial District. The storm water will be managed by the proposed storm water basin and will be serviced by public water and sewer.

REQUESTED MODIFICATIONS

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the modification request to **Section 305 – Preliminary Plan Processing** based upon the

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justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township and the plan needs to be titled as a "Preliminary/Final Land Development Plan." **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification request to **Section 403 – Traffic Impact Study** based upon the justification and alternative provided with the condition that the applicant pay a fee-in-lieu of a Traffic Impact Study as agreed to with the Township. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Stuckey, to recommend approval of the request for a waiver to **Section 602.K.6 – Improvement of Existing Streets** based on the justification provided and the condition that the following note is added to the plan: "The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks and Road Widening at all locations where the property abuts a public street. Upon owner's request for modifications, the obligation to complete the Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board's sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so." **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the modification request to **Section 602.P.2 – Driveway Width** 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 the modification request to **Section 602.Q.2 – Street Intersections** with the condition that the applicant provide and meet the minimum available and required safe stopping sight distances. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of the modification request to **Section 602.R – Clear Sight Triangle** with the condition that the applicant provide and meet the minimum available and required safe stopping sight distances and the applicant remove the one hundred (100) foot clear sight triangle shown on the plan. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Rodman, to recommend approval of the modification request to **Section 602.E.8 – Street Trees** based upon the justification and alternative provided with the condition that the applicant adds a note to the Plan requiring maintenance and/or replacement of trees within one (1) year. **Carried 5-0.**

STORM WATER MANAGEMENT

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Rodman, to recommend approval of the modification request to **Section 122-43.L – Minimum Floor Elevation** based on the justification provided and that the applicant satisfies all Township and Township Engineer’s comments. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend approval of the waiver request to **Section 122-47.C.a.2 – Basin Interior Side Slopes** based on the justification provided and that the applicant satisfies all Township and Township Engineer’s comments. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the waiver request to **Section 122-48 – Volume Control** based upon the alternative means provided by the Lancaster County Conservation District and the applicant provides correspondence and documentation from LCCD and satisfies all Township and Township Engineer’s comments. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Stuckey, to recommend approval of the Preliminary/Final Land Development Plan for the St. Francis Animal Hospital provided the applicant satisfies all Township and Township Engineer’s comments. **Carried 5-0.**

PUBLIC COMMENTS

Mark Landis of Purple Lake Drive spoke about storm water issues and the recent heavy rains in the Township and the flooding on the road that is getting worse and worse. Andrew Stern told Mr. Landis and the group that they may come to the Board of Supervisors meeting on Tuesday, September 4 and speak to the Board about the water runoff problem on Purple Lake Drive. The problem can also be looked at during the Fall 2018 Road Tour taken by the Board in October.

IV. The next regular meeting will be held on Thursday, September 20, 2018 at 7:00 PM in the new 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. Stuckey, to adjourn the meeting. **Carried 5-0.**

Chairman Beam adjourned the meeting at 8:45 PM.

Respectfully submitted,

Barry Carter
Secretary

