

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of September 20, 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, September 20, 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; Melissa Kelly, Township Engineer; Dwayne R. Steager, Zoning Officer, and Maria K. McDonald, Recording Secretary.

I. Minutes

Members reviewed the minutes of the August 16, 2018 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to approve the minutes of August 16, 2018. **Carried 5-0.**

II. Communications

Chairman Beam asked if there were any communications to report. Secretary Carter indicated he had received comments from LCPC on St Mary's Coptic Orthodox Church and JNJM Properties LLC.

III. Briefing Items - None

IV. Agenda Items

A. 3733 Marietta Avenue – WHTPC 11-18

Sketch Plan

Location: 3733 Marietta Avenue

Ms. Amanda Groff of Harbor Engineering and Mr. Derrick Siegrist of 3733 Marietta Avenue Associates, LLC informed the members the applicant is proposing to combine and develop parcels at 3733 Marietta Avenue located in a Traditional Village Zoned District. The parcel will have 36 townhouses and 44 apartments. These lots will be served by public water and sewer and storm water facilities are included in the plan. They are asking for comments and recommendations from the Planning Commission.

A discussion was held regarding the Sketch Plan between the applicants and the Planning Commission. The Planning Commission indicated to the applicants to switch the location of the parking lot facing Marietta Avenue and the two apartment buildings so that the apartment buildings would be next to the road and the parking lot would be behind the buildings. They also informed the applicants that the site would need to have two accesses as per the West Hempfield Township SALDO.

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

Preliminary/Final Land Development Plan

Location: 770 Summit Drive

**West Hempfield Planning Commission
Minutes of September 20, 2018**

Mr. James Dunkelberger of Light-Heigel & Associates Inc. informed the members the applicant is proposing to develop a 10,000 square foot house of worship located on a property already owned by applicant and located in the Traditional Village zoning district. The use is permitted by conditional use approval granted on July 3, 2018. Storm water facilities are included in the plan.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the modification for Section 305.A – Preliminary Plan Processing based upon the justification provided and with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Stuckey, to recommend approval of the modification of Section 403.A – 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. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to recommend approval of this modification for Section 404.A.1-Plan Scale based on the justification and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend denial of the waiver for Section 602.P.2 – Non-Residential Driveway Width based on that the traffic volume does not warrant dual exit lanes. **Carried 3-2.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to recommend approval of this modification for SWMO Section 122-46.D.a.4 – Minimum Pipe Diameter based upon the justification and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Groff, to recommend approval of the St. Mary's Coptic Church Preliminary/Final Land Development Plan, subject to the applicant working out the issues with buffer planting, and address any remaining comments in the Township Engineer's letter to the satisfaction of the Township Engineer and Staff, and address any Lancaster County Comments to the satisfaction of the Township Engineer and Township Staff. **Carried 5-0.**

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

Mr. Michael L. Saxinger of Saxinger & Associates, Inc. along Mr. Chad Harbuck from JNJM Properties LLC 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.

Motion: A motion was made by Mr. Groff, seconded by Mr. Carter, to recommend approval of this modification for Section 305.A – Preliminary Plan Processing based upon the justification provided and with the condition that the applicant satisfies 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.**

**West Hempfield Planning Commission
Minutes of September 20, 2018**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Stuckey, to recommend approval of this modification for Section 403.A – 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. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Rodman, to recommend approval of this waiver request for Section 602.K.6.a – 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 the owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and 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. Rodman, seconded by Mr. Stuckey, to recommend approval of this waiver request for Section 602.M – Curbing based on the justification provided and the following 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 the 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 deny the waiver for Section 602.N – Sidewalks and recommend that the installation of sidewalks is deferred to be constructed along with the curbing and widening with the other deferrals on the street. A note is to be 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 the 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 4-0. Barry Carter abstaining.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Stuckey, to recommend approval of this waiver for Section 602.P.2-Non-Residential Driveway Width based on the justification and alternative provided. The access requires a PennDOT Highway Occupancy Permit. **Carried 5-0.**

**West Hempfield Planning Commission
Minutes of September 20, 2018**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Stuckey, to recommend approval of this waiver for Section 606.D – Utility Easement Width based on the justification and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Rodman, to recommend approval of this modification for SWMO Section 122-48.A.2.c – Loading Ratio based upon the justification and geologic report provided. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the JNJM Properties Preliminary/Final Land Development Storm Water Management Plan based upon all Township Engineer, Staff and County comments being completed to the satisfaction of the Township Engineer and Staff. **Carried 5-0.**

IV. The next regular meeting will be held on Thursday, October 18, 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. Carter, seconded by Mr. Stuckey, to adjourn the meeting. **Carried 5-0.**

Chairman Beam adjourned the meeting at 9:10 PM.

Respectfully submitted,

Barry Carter
Secretary

