

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of March 21, 2019

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3476 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, March 21, 2019. Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Vice Chairman James Stuckey, Secretary Barry Carter, Amanda Hood, and Joel Wamsley were present. Also in attendance were Alex W. Rohrbaugh, AICP, Senior Community Planner, Lancaster County Planning Commission; Andrew Stern, Township Manager; Dwayne R. Steager, Zoning Officer; Melissa Kelly, Township Engineer and Maria K. McDonald, Assistant Zoning Officer and Recording Secretary.

I. Pledge of Allegiance

II. Minutes

Members reviewed the minutes of the January 17, 2019 meeting.

Motion: A motion was made by Mr. Carter, seconded by Mr. Stuckey, to approve the minutes of January 17, 2019. **Carried 5-0.**

III. Communications

Chairman Rodman asked Secretary Carter if there were any communications to report. Secretary Carter indicated that he had received plan receipts from LCPC of the following: Proposed amendment to the Zoning Ordinance to revise regulations governing off-street parking, uses not provided for recreation facilities, and accessory uses; Wayne R. & Linda K. Houck Lot Add-On Plan. Also received from LCPC were comments for the proposed amendment to the Zoning Ordinance to revise regulations governing off-street parking, uses not provided for recreation facilities, and accessory uses.

IV. Briefing Items

A. Houck Wayne & Linda – WHTPC 01-19
Lot Add-On Plan
Location: 3887 and 3871 Pawnee Road

Mr. Dwayne Steager informed the members that the applicant is purchasing a .359 acre tract of land from their neighbors Kenneth J. and Barbara J. Taggart and adding to their existing .360 acre parcel.

V. Agenda Items

A. New Story School – WHTPC 02-19
Waiver of Land Development
Location: 3700 Hempland Road

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Mr. Larry W. Smith from Olsen Design Group Architects, Inc. and Nichole Arnold of News Story School informed the members that the applicant is proposing construction of two additions for the current school located at 3700 Hempland Road. The first addition will be 3,575 sq.ft. to the rear portion of the annex building and the second addition is a 3,600 sq.ft. gym addition on the rear portion of the main building filing space between the main building and the annex building. They also want to construct an 11' wide 1,565 sq.ft. paved access to connect the front parking area to the rear parking area to simplify the site traffic flow. They are proposing to return about 10,248 sq.ft. of unnecessary impervious paving surface currently on the site to greenspace. Storm water will be collected from the two proposed new additions and be delivered to the existing grass swale. They are requesting a waiver of Section 309 –Land Development Plan Processing

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of the modification to Section 309-Land Development Plan Processing for New Story School located at 3700 Hempland Road based on the justification provided and with the condition that the applicant satisfies all outstanding comments and requirements to the satisfaction of the Township. **Carried 5-0.**

VI. New Business

Township Manager Andrew Stern informed the members the new business tonight would be an introduction of an upcoming project by Americold located on Hempland Road. Mr. Tom Powers, Vice President of Marketing and Development of Americold's corporate office in Atlanta, introduced his team which included Scott Cox, General Manager; Carla Jeffries, Director of Operations; Jim Boyer of DMA; and Caroline Hoffer of Barley and Snyder. The team informed the members Americold is the largest owned and operated temperature controlled warehousing company in the world of chilled/frozen foods with close to a billion cubic feet in storage across 175 facilities with 150 (give or take) facilities in the United States. They are proposing to expand the existing facility on Hempland Road, located on a tract of approximately 16 acres, and the undeveloped portion tract of approximately 24 acres located behind the facility. Mr. Powers stated he wanted to use this time to introduce the team to the public and Planning Commission and for a kickoff meeting for the upcoming project.

VII. Comprehensive Plan Discussion

Township Manager Andrew Stern along with Alex W. Rohrbaugh, AICP, Senior Community Planner, Lancaster County Planning Commission and members discussed the issue to finish working on the West Hempfield Township Comprehensive Plan. The West Hempfield Township Comprehensive Plan was started with community surveys and a few chapters were done. This task was put on hold for several reasons, including managing the construction for the new building, the retiring of some planning commission members, and Lancaster County was working on its comprehensive plan, which has been completed. They discussed the issue of mirroring some of the County's Comprehensive Plan. They decided to have two members of the Planning Commission who would rotate and come in early either before a Planning Commission meeting or another night to figure out how to jump start the project again and to do work in between the community meetings.

VIII. The next regular meeting will be held on April 18, 2019 at 7:00 P.M.

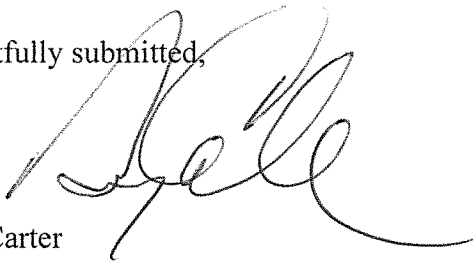
IX. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

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

Chairman Rodman adjourned the meeting at 7:53 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Barry Carter', written over a faint, illegible printed name.

Barry Carter
Secretary