

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of May 16, 2019 – 7:00 PM

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3476 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, May 16, 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 Andrew Stern, Township Manager; Melissa Kelly, Township Engineer; Dwayne R. Steager, Zoning Officer and Maria K. McDonald, Assistant Zoning Officer and Recording Secretary.

I. Pledge of Allegiance

II. Minutes

Members reviewed the minutes of the April 18, 2019 meeting.

Motion: A motion was made by Mr. Carter, seconded by Mr. Stuckey, to approve the minutes of April 18, 2019. **Carried 5-0.**

III. Communications

Chairman Rodman asked Secretary Carter if there were any communications to report. Secretary Carter indicated he had not received any communications to report.

IV. Briefing Items - None

V. Agenda Items

A. Conditional Use No. 81 – Sedgewick

Location: 4061 Columbia Avenue

Mr. Mark Stanley of McNees Wallace & Nurick LLC and Mr. William M. Swiernik of David Miller/Associates, Inc. informed the members that the applicant ACP Properties LLC (“ACP”) is the record owner of a 17-acre tract of vacant land located at 4061 Columbia Avenue zoned C-2 Commercial and bisected by a floodplain. The applicant proposes to develop the property with approximately 18,000 square feet of retail space, a 3,000 square foot restaurant, a 3,500 square foot bank, 163 mid-rise apartments, and nine low-rise townhomes utilizing the Mixed-Use Development Design Option. The utilization of the Mixed-Use Development Design Option is permitted as a conditional use in the C-2 zone. The dimensions of the buildings and the mix of uses is subject to finalization and will be dictated by market needs, in accordance with the requirements of the Zoning Ordinance. The parcel is serviceable by public water and sewer. The applicant intends to undertake a floodplain restoration project implementing floodplain restoration practices on an unnamed tributary to Strickler Run that impacts the property in order to address stormwater management requirements associated with the proposed development.

There was a discussion between the applicants, the Planning Commission members, Township Manager and Neil and Donna Bushong and Mr. Matt Stetter regarding traffic issues. The discussion involved truck traffic coming off Meadow Road onto Columbia Avenue and concerns of a traffic light and possible increase of traffic on Laurel Run.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of the Conditional Use No. 81 to the Board of Supervisors with the condition that the applicant explores ways to improve existing traffic from Meadow Road in the interest of safety and also explore better emergency access to the site. **Carried 5-0.**

B. Petition - Zoning Height Amendment

ART Mortgage Borrower Propco 2010-5 LLC c/o Americold Logistics, LLC

Mr. Tom Powers, Vice President of Marketing and Development of Americold's corporate office in Atlanta, with Scott Cox, General Manager; Carla Jeffries, Director of Operations; Jim Boyer of David Miller/Associates, Inc.; and Caroline Hoffer of Barley and Snyder are here to inform more about their upcoming project. Mr. Powers also indicated Mrs. Hoffer would later present the petition to amend the West Hempfield Township Zoning Ordinance regarding height. The team informed the members as they did at the March 2019 meeting that Americold is proposing to expand the existing facility at 3800 Hempland Road, located on a tract of approximately 16 acres, and the undeveloped portion tract of approximately 24 acres located behind the facility. The applicant plans to join the two parcels located in the I-2 Industrial zoned district and plans to expand the warehouse and distribution facility on the property to include an automated high bay warehousing building for cold storage.

Mrs. Hoffer informed the members the applicant is proposing a petition to amend the West Hempfield Township Zoning Ordinance, Chapter 145 to provide for additional building height by Conditional Use in the I-2 General Industrial District. They would be amending Section 502, I-2 General Industrial District by adding a new §502.5.C as follows:

C. The maximum building height of a building in excess of 100,000 square feet may, by conditional use approval, be increased to a maximum of 150 feet if the applicant demonstrates compliance with all the following:

1. The property must front on an arterial or collector road.
2. The property must be located within one-half mile of a major arterial road interchange (US Route 30 and I-283), measured from the property line to the closest point of the interchange by direct measurement and not by the distance using the roads to access the property from the interchange.
3. Any part of a structure in excess of 75 feet in height shall be set back from property lines by a horizontal distance at least equal to the height of the structure.
4. The part of the structure in excess of 75 feet in height shall be used as an automated high bay warehouse for storage and/or distribution of products and materials only and shall not contain offices or accessory office uses such break rooms, conference rooms, or restrooms.

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5. All structures shall comply with the Township Building Code, codified as Chapter 51 of the Code of Ordinances, and with all other applicable fire and life safety requirements.
6. Building design and site layout shall include safeguards to provide adequate emergency access to the building and all portions of the lot.
7. In addition to the landscaping requirements set forth in the Zoning Ordinance of the I-2 General Industrial District, a landscape buffer incorporating native trees and shrubs must be established along those property lines which do not adjoin other properties in the I-2 General Industrial District. The buffer can be provided by preserving existing landscape features and planting or by installation of new plantings.

Motion: A motion was made by Mr. Carter, seconded by Mrs. Hood, to recommend approval of the petition to amend the West Hempfield Township Zoning Ordinance as written to the Board of Supervisors in regard to the height increase. **Carried 5-0.**

VI. Comprehensive Plan Discussion

Township Manager Andrew Stern indicated to the members he has not yet put the finishing touches on the draft Comprehensive Plan but is in the process in doing so. Once he has finished this task, he will forward the draft plan to the members. At that time, they should look over the draft and let him know of any changes that they would want to make, or at the next Planning Commission meeting inform him they recommend it without any changes to the Board of Supervisors.

VII. The next regular meeting will be held on June 20, 2019 at 7:00 PM.

VIII. 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 8:35 PM.

Respectfully submitted,



Barry Carter
Secretary