

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of September 19, 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, September 19, 2019. Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Vice Chairman James Stuckey, Amanda Hood, Joel Wamsley and Barry Carter were present. Also in attendance were 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 August 15, 2019 meeting.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to approve the minutes of August 15, 2019. **Carried 5-0.**

III. Communications

Chairman Rodman asked if there were any communications to report. Mr. Carter indicated he had received correspondence from Lancaster County Planning Commission (LCPC) regarding SBCC Land Company and the Forry residence.

IV. Briefing Items

A. Evercor Facility Management – WHTPC 11-19 (90 Days 11-27-19)
Waiver of LD/SWM Plan
Location: 509 S. 16th Street

Mr. Steager informed the members the applicant is proposing to redevelop a property for a landscaping contractor shop. They would be installing a stone pad within an existing fence and an accessory mulch storage building on private property at the above location.

V. Agenda Items

A. Mountville Elementary School Pavilion -WHTPC 10-19 (90 Days 11-20-19)
Waiver of Land Development
Location: 200 College Avenue

Mrs. Shannon Douglas and Mrs. Kelly Keel from Mountville PTO informed the members they are proposing to utilize an undeveloped courtyard in the rear of the building proposing a school pavilion/outdoor classroom. The improvement area will be 1,500 square feet does not impact access, traffic, lighting and utilities. The proposed improvements of an outdoor classroom represent a minimum amount of impervious coverage and does not impact any existing drainage or stormwater easements.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of the Waiver of Land Development for the Mountville Elementary School Pavilion with the condition that the applicant satisfies all Township and Township Engineer's comments and requirements. **Carried 5-0.**

B. Wexcon Inc.-Oyster Point -WHTPC 09-19
Clean Fill Site/Erosion & Sediment Control Plan
Location: 1621 Stony Battery Road

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Mr. Steager indicated to the members that the applicant withdrew their submission.

VI. The next regular meeting will be held on October 17, 2019 at 7:00 PM.

Mr. Perter Doherty who lives at 265 Wagoners Way, Landisville, PA 17538 informed the members that he owns 98 South Avenue, Landisville, PA 17538 Mr. Doherty indicated he has a stormwater easement located on his property at 98 South Avenue and a sliver of this easement is on his neighbor's property. He asked the members if it is his responsibility to maintain the stormwater easement on his property and if the sliver located on his neighbor's property is for his neighbor to maintain. The members referred this question to the Township Engineer. Ms. Melissa Kelly indicated to Mr. Doherty that she will give her opinion, but he should speak to the Board of Supervisors about this issue and decision regarding this matter. Mr. Doherty stated he has spoken to the Board and they are going to look at it. Ms. Kelly indicated to him usually if there is a swale located on your property it is your responsibility to maintain it. Mr. Doherty asked how the easement was measured. Ms. Kelly informed him that she would need to see a plan and then she could help him understand but could not give him a decision. It was stated by Mrs. McDonald and Ms. Kelly that nothing can be placed in a stormwater easement that would impede the function of the easement.

There were women in the audience wanting to know if there has been anything submitted regarding the properties on Ivy Drive owned by Mr. Murray and Mr. Forry. The members informed them there has been no formal proposal as of yet.

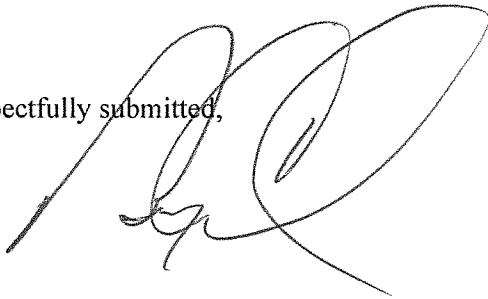
VII. Adjournment

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 7:30 PM.

Respectfully submitted,



Barry Carter
Secretary