

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of February 20, 2020 – 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, February 20, 2020. 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; 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 - November 21, 2019 & January 14, 2020**

**Motion:** A motion was made by Mr. Carter, and seconded by Mr. Stuckey, to approve the minutes of November 21, 2019. **Carried 5-0.**

**Motion:** A motion was made by Mr. Wamsley, and seconded by Mr. Stuckey, to approve the minutes of January 16, 2020. **Carried 5-0.**

**III. Communications**

Chairman Rodman asked the members if there were any communications. Mr. Carter informed the members there was no communications to report.

**IV. Briefing Items**

**A. Americold Logistics, LLC WHTPC 02-2020 (90 day 5/11/2020)  
Preliminary Final Lot Add-On & Land Development Plan  
Location: 3800 Hempland Road**

The Zoning Officer Dwayne Steager informed the members they had seen this plan back in November 21, 2019 as a conditional use application but with some slight changes to the plan. The applicant proposes to combine Tract 1 and Tract 2 into one lot. Tract 1 contains an existing cold storage warehouse and distribution facility. Tract 2 will be most impacted by the proposed improvements which includes construction of an automated high bay cold storage warehouse. The improvements will also include additional truck parking and maneuvering areas and storm water management facilities.

**V. Agenda Items – None**

**A. Sedgwick WHTPC 13-19  
Preliminary Final Land Development Plan  
Location: 4061 Columbia Avenue**

Mr. William Swiernick of David Miller Associates, Inc.; Mr. Jim Allgyer, Owner; and Mr. Mark Stanley of McNess Wallace & Nurick LLC informed the members that they had seen this plan back in May of 2019 as a conditional use. The applicant ACP Properties, LLC is proposing to develop four commercial buildings, nine townhouses, five apartment buildings with 163 apartments, access drives and parking areas. The property is a 17.8-acre parcel located at 4061 Columbia Avenue in a C-2 Commercial zoning. The storm water management and volume control is being provided through the restoration of the existing floodplain surrounding the unnamed tributary to Strickler Run that flows through the site.

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Minutes of February 20, 2020**

There was discussion between Mr. Swiernick, members, Township Staff, and the Township Engineer Ms. Melissa Kelly regarding the applicant's response letter from Rettew's first review letter dated January 29, 2020, submitted earlier this afternoon today February 20, 2020 to the Township and Ms. Kelly. Ms. Kelly did express her concern to the members when asked that she was not feeling comfortable making recommendations on some of the modification requests without going through the resubmittal from the applicant. She did however suggest whether it would be an advantage for the Township to go through some of the modifications/waivers now separate from the plan. Mr. Swiernick indicated that they would like some feedback from the members on what they would want to entertain and if they had any issues with the modification/waivers requested which would let them address and move forward with the design. The outcome of the discussion was to have all parties together review the requested modification/waivers and plan and make recommendations on them tonight.

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

**Motion:** A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of the modification of Section 602.K.5-Dedication of Additional Right-of-Way based on the justification and alternative provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Stuckey, seconded by Mrs. Hood, to recommend approval of the modification of Section 602.K.6.a-Improvement of Existing Streets based on the justification and alternative provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Wamsley, seconded by Mr. Carter, to recommend approval of the modification of Section 602.N.2-Sidewalks along Frontage based upon the alternative provided that sidewalks will not be install along Meadow Road. **Carried 5-0.**

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of the modification of Section 602.R.B-Clear Sight Triangles based upon the justification provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Stuckey, seconded by Mrs. Hood, to recommend approval of the modification of Section 122-46.D.a.3-Pipe Cover based upon the justification and alternative provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of the modification of Section 404.A.1 and 405.A.1-Plane Scale based upon the justification and alternative provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Stuckey, seconded by Mrs. Hood, to recommend approval of the modification of Section 602.B. and 602.K.1-Prive Street Requirements based upon the justification and alternative provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of the modification of Section 602.N.1-Sidewalk Location based on the justification provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of the Preliminary Final Land Development Plan for Sedgwick with the condition that the application satisfies all appropriate agencies, Township and Engineer's comments and requirements. **Carried 5-0.**

**B. Zoning Ordinance Amendment**

Mr. Andrew Stern informed the members the ordinance before them tonight is to amend the West Hempfield Township Code of Ordinances, Chapter 145, Zoning, to increase the number of members to 5 for the Zoning Hearing Board and to address uses not provided for parking, recreation facilities including health, and fitness centers, golf courses, arcades, games of skill and chance, and other recreational facilities.

Chairman Rodman did ask for public comment but there was no public present at the meeting to comment.

**Motion:** A motion was made by Mrs. Hood, seconded by Mr. Carter, to recommend approval of the draft ordinance to increase the number of members to 5 for the Zoning Hearing Board and to address uses not provided for parking, recreation facilities including health, and fitness centers, golf courses, arcades, games of skill and change, and other recreational facilities. **Carried 5-0.**

**C. The next regular meeting will be held on March 19, 2020 at 7:00 P.M.**

Ms. Melissa Kelly informed the members that they are working together with Mr. Steager to obtain the Lancaster County Watershed Limitation Grant for Murry Ridge Park for improvements to the storm water. The application is due on Monday, February 24, 2020 and the amount is up to \$75,000.00.

**D. Adjournment**

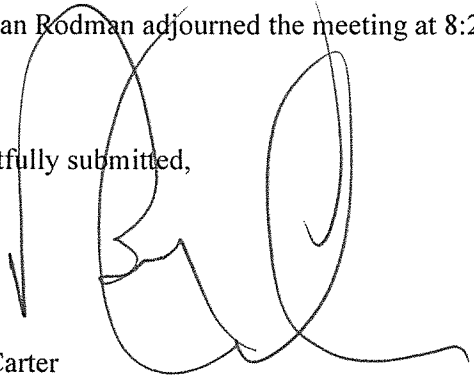
Chairman Rodman called for a motion to adjourn the meeting.

**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 8:25 PM.

Respectfully submitted,

Barry Carter  
Secretary

A large, stylized handwritten signature in black ink, appearing to read 'Barry Carter', is written over the typed name and title.