

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION

Minutes of March 19, 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, March 19, 2020. Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Members Amanda Hood and Joel Wamsley were present. Also in attendance were Andrew Stern, Township Manager and Melissa Kelly, Township Engineer via phone. The meeting was live streamed via You Tube first time ever with 6 unidentified persons viewing remotely. Online chat was enabled for public comment although none was received. There were no public present for public comment, although the public was not prohibited from being present.

I. Pledge of Allegiance

II. Minutes

Motion: A motion was made by Mr. Wamsley, and seconded by Mrs. Hood, to approve the minutes of February 20, 2020. Carried 3-0.

III. Communications

Chairman Rodman asked the members if there were any communications. Mr. Rodman did report his communications which was from the LCPC the receipt of the Zoning Ordinance Amendment for West Hempfield Township and comments for the Americold project.

IV. Briefing Items

A. 4125 Marietta Avenue – WHTPC 04-2020 (90 Day 5/25/2020) Preliminary/Final Subdivision & Land Development Plan Location: 4125 Marietta Avenue

Mr. Andrew Stern, Township Manager informed the members that the applicant is proposing to subdivide a .98-acre parcel with an existing single-family dwelling and a two-story barn, silo and two sheds into two lots. The parcel is in the R-3 Residential Zone located at 4125 Marietta Avenue, Mount Joy, PA 17552. The existing single-family dwelling will remain on the proposed 23,076 S.F. Lot 2. The applicant is removing the existing 2-story barn, silo and one shed for the proposed 24,924 S.F. Lot 1 and proposing two units 32' X 40' with parking and a shared driveway for both lots.

V. Agenda 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

Mr. Brent M. Dettler of David Miller/Associates, Inc. informed the members that the applicant ART Mortgage Borrower Propco 2010-5 LLC is the owner of two adjoining tracts of land located at 3800 Hempland Road and on the East side of Spring Street in the I-2 Zoning District. You have seen this plan as a conditional use application at the November 21, 2019 PC Meeting, but the land development plan has some slight changes. The applicant has been granted approval by the Zoning Hearing Board for a time extension of 1 year to obtain a zoning permit and 2 years for completion of construction for a

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total of three years. They were also granted a variance of Section 701.8 of the Zoning Ordinance to allow for a second principal building to be located on the lot with the condition that the lot cannot be subdivided so long as two principal buildings are located on the lot and with another condition that this shall be made a plan note on the application.

Tract one contains approximately 16.2 acres and is numbered as 3800 Hempland Road. Tract 2 contains approximately 23.9 acres. Tract 1 and Tract 2 will be combined into one lot. Tract 1 contains an existing cold storage warehouse and distribution facility. Access to the property is by the two existing driveways located along Hempland Road. Tract 2 is currently maintained in a fallow condition and will be impacted the most by the proposed improvements. The proposed improvements will include the construction of an automated high bay cold storage warehouse, additional truck parking and maneuvering areas and stormwater management facilities. The property is currently serviced by both public water and sewer.

Motion: A motion was made by Mr. Wamsley, seconded by Mrs. Hood, to recommend approval of this modification for Section 305 – Preliminary Plan Processing based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. **Carried 3-0.**

Motion: A motion was made by Mr. Wamsley, seconded by Mrs. Hood, to recommend approval of this modification for Section 602.N.1 – Sidewalk Grass Strip between Curb and Sidewalk based upon the alternative and justification provided. **Carried 3-0.**

Motion: A motion was made by Mrs. Hood, seconded by Mr. Wamsley, to recommend approval of this modification for Section 602.P.2 – Nonresidential Driveway Width creating three 14’ wide lanes based upon the alternative and justification provided contingent on a favorable review by the emergency services providers and satisfactory review of the truck turning movements. **Carried 3-0.**

Motion: A motion was made by Mr. Wamsley, seconded by Mrs. Hood, to recommend approval of this modification for Section 122-47. J. – 24 Hour Dewatering Time for Rate Control for the dewatering time of 35 hours or less based on the applicant satisficing all Township Engineer comments and concerns and to show compliance with Section 122-48.B.2. **Carried 3-0.**

Motion: A motion was made by Mrs. Hood, seconded by Mr. Wamsley, to recommend approval of this modification for Section 122-48. A.2.c – Maximum Loading Ratio based upon the justification and alternative provided. **Carried 3-0.**

Motion: A motion was made by Mr. Wamsley, seconded by Mrs. Hood, to recommend approval of the Preliminary/Final Lot Add-On & Land Development Plan for Americold Logistics, LLC Plan based upon all comments being completed to the satisfaction of the Township Engineer and Township Staff. **Carried 3-0.**

**B. Silver Spring Restaurant & Multi-Family Sketch Plan
Discussion**

Mr. Ed Ostrowski with ELA Group, Inc. and Mr. George Agadis, informed the members that Mr. Agadis is the owner of 3 parcels located on the north side of Marietta Avenue within the Silver Spring Village. Tract 1 is a .02-acre property that contains the Silver Spring Restaurant and tract 2 .5 acres contains the

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parking lot for the restaurant. Tract 3 is a 1.0-acre property that has a single-family dwelling detached house, a garage, barn and driveway. All three parcels are located in the TV-Traditional Village Zoning District and multiple-family use is allowed by Conditional Use. The owner is proposing to join all three tracts and retain the existing restaurant, and to construct two multiple-family buildings with associated parking facilities, access drive, and stormwater management improvements. The parcel will be serviced by existing public sewer and water along Marietta Avenue.

A lengthy discussion was held between the applicants and members. There were some ideas given to the applicants to consider relating to architectural consistency, safety of sidewalks so close to the road, making sure enough parking for the restaurant.

VI. The next regular meeting will be held on April 16, 2020 at 7:00 P.M.

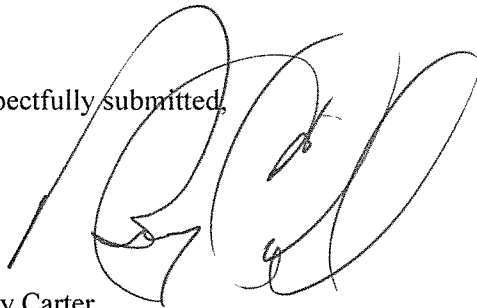
VII. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Wamsley, seconded by Mrs. Hood, to adjourn the meeting. **Carried 3-0.**

Chairman Rodman adjourned the meeting at 7:45 PM.

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read 'Barry Carter', is written over the text 'Respectfully submitted,'.

Barry Carter
Secretary