

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of July 16, 2020 – 7:00 PM

The regular meeting of the West Hempfield Township Planning Commission was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue. Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. The public was permitted to attend in-person or remotely via Zoom (video and audio), with instructions provided at the Township's internet website. The agenda posted to the Township's website and posted on the front window of the Township Building advised of the public's ability to attend in-person or remotely. Also, physically present at the meeting were Vice-Chairman Jim Stuckey and Commissioners Barry Carter, Joel Wamsley, and Amanda Hood, as well as the Township Manager Andrew Stern. In attendance remotely via Zoom was Township Engineer Melissa Kelly, Zoning Officer Dwayne Steager, and Assistant Zoning Officer Maria McDonald.

I. Pledge of Allegiance

II. Minutes

Motion: A motion was made by Mr. Walmsley, and seconded by Mrs. Hood, to approve the minutes of June 18, 2020. **Carried 5-0.**

III. Communications

Vice Chairman Stuckey asked the members if there were any communications. There were no communications to report.

IV. Briefing Items

A. Douglas Koller WHTPC 07-2020 (90 Days 9/22/2020)
Preliminary/Final Subdivision Plan
Location: 4318 Marietta Avenue

The purpose of this plan is to subdivide an 8.327 acre (gross) lot into two lots, 7.077 acres (gross) and 1.25 acres (gross).

B. Moran Estates WHTPC 08-2020 (90 Days 10-05-2020)
Lot Add-On Plan
Location: 3833 Columbia Avenue

The purpose of this plan is to move an existing lot line between Parcel 1 and 2 approximately 35 feet west as it currently bisects a structure on the property. As a result, Parcel 1 will increase, and Parcel 2 will decrease in size.

V. Agenda Items

A. Conditional Use No. 83-Preserve at Silver Spring (60 Days 8/25/2020)
Location: 3733 Marietta Avenue

Presenters were Steven Gergely, RLA (Harbor Engineer), Melvin Hess (attorney), and Derek Siegrist (owner/developer)

The Applicant is the owner of approximately 8.03 acres and located in the Traditional Village Zoning District. Applicant seeks permission to develop the subject tract of land as a Planned Village Development to be known

**West Hempfield Planning Commission
Minutes of July 16, 2020**

as The Preserve at Silver Spring, pursuant to Sections 403.2 C.1. and 403.2.C.4 of the West Hempfield Township Zoning Ordinance. The tract will be served by public water and sewer by the Columbia Water Company and the Lancaster Area Sewer Authority, respectively. The Applicant seeks to construct seven Garden Apartment buildings totaling 80 units and accessory improvements, including garages on the site as set forth in Exhibit B. Applicant will comply with the regulations pertaining to lot area, lot width, setback, height, bulk and coverage as set forth in the Ordinance, requesting only one modification; that is with respect to the maximum square feet of floor area as set forth in section 403.3.B. The proposed footprints for 6 of the units call for 6,240 square feet whereas the Ordinance sets forth a maximum of 6,000 square feet. It should be noted that the footprint size may be increased to 10,000 square feet by modification of bulk and area standards per Section 403.3.B.3.d. A traffic study was performed by Traffic Planning Design, Inc., which concluded that no turn lanes are required.

The Planning Commission discussed façade design, especially along Marietta Avenue, and suggested they refine their design prior to the August 4 hearing to capture the design criteria identified in the ordinance related to materials and offsets. They also asked questions about the open areas, recreational facilities, landscaping, stormwater, and the secondary emergency access point.

Mr. Carter asked that the applicant provide him with additional detail to review in his capacity as Deputy Fire Chief prior to the August 4 hearing. The applicant acknowledged that they would do so, as well as provide the information to police and EMS.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend approval of this Conditional Use to the Board of Supervisors.

VI. The next regular meeting will be held on August 20, 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 5-0.**

Chairman Rodman adjourned the meeting at 7:35 PM.

Respectfully submitted,

Barry Carter
Secretary

