

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of August 20, 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, Lancaster, PA 17601. 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, and Zoning Officer Dwayne Steager. In attendance remotely via Zoom was Township Engineer Melissa Kelly.

I. Pledge of Allegiance

II. Minutes

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

III. Communications

Chairman Rodman asked the members if there were any communications. Mr. Carter indicated that he received notification from LCPC of an upcoming review for the Moran Estates plan.

IV. Briefing Items

A. John Kline Septic WHTPC 09-2020 (90 Days 10/20/2020)

**Waiver of Land Development
Location: Old Harrisburg Pike**

The purpose of this plan is to seek a waiver from the Land Development Plan process for the construction of a new building.

Ms. Amanda Groff, PE, of Harbor Engineering joined the meeting remotely via Zoom to present this request.

As the proposed building will not meet setbacks for the lot it is intended to be placed on, staff recommended, and the Planning Commission concurred, that a Subdivision/Land Development Plan be completed to combine the four parcels and add the building. Staff noted that the plans submitted for the waiver request only need a little more detail added in order to work as a Subdivision/Land Development Plan. As soon as the plan is submitted the review and approval process will continue.

V. Agenda 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).

Mr. Kevin Werner, PLS, from Weber Surveyors presented the plan.

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Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend a modification from Section 404.A.1 – Plan Scale to provide a plan at a scale of one inch equals twenty feet (1"=20') or one inch equals fifty feet (1"=50'). In the alternative, the applicant has provided a plan scale of one inch equals thirty feet (1"=30'). **Carried 5-0.**

Motion: A motion was made by Mr. Carter, seconded by Mr. Wamsley, to deny a waiver from Section 602.K.6.b – Improvement of Existing Streets for improvements of Marietta Avenue and approve a deferral for the street improvements of Marietta Avenue based on the justification provided and the condition that the following note is added to the plan: "The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner's request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board's sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so." **Carried 5-0.**

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to deny the request for the waiver of Section 602.M-Curbing to waive curbing along Marietta Avenue and approve a deferral of the installment of curbing along Marietta Avenue based on the justification provided with the condition that the following note is added to the plan: "The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner's request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board's sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so." **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mrs. Hood, to deny the request for the waiver of Section 602.N-Sidewalks along Marietta Avenue and approve a deferral of the installment of sidewalk along Marietta based on the justification provided and the condition that the following note is added to the plan: "The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner's request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board's sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so." **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mrs. Hood, to deny the waiver request of Section 404.D.12-Stormwater Management Plan to waive the preparation of a stormwater management plan for Lot 1 and Lot 2 and approve a deferral to the requirement to prepare a stormwater management plan based on the justification provided and the condition that the following note is added to the plan: "The West Hempfield Township Stormwater Management Ordinance requires the preparation of a stormwater management plan for regulated activities as defined by the West Hempfield Township Stormwater Management Ordinance. Upon owner's request for this modification, the obligation to complete the preparation and submission of a stormwater

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management plan for Lot 1 and Lot 2 has been deferred by the Township subject to the condition that the owner of Lot 1 or Lot 2 shall be required to prepare and submit a stormwater management plan prepared in accordance with all applicable Township standards for review and approval by the Township prior to the initiation of any regulated activity.” **Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to approve the Preliminary/Final Subdivision Plan WHTPC 07-2020, Douglas Koller, 4318 Marietta Avenue conditioned on all outstanding staff and Township Engineer comments and conditions being met.

**B. Moran Estates WHTPC 08-2020 (90 Days 10-05-2020-Time Extension 1/04/2021)
Lot Add-On Plan
Location: 3833 Columbia Avenue**

At the request of the applicant, this plan will be continued to a future Planning Commission meeting.

VI. The next regular meeting will be held on September 17, 2020 at 7:00 P.M.

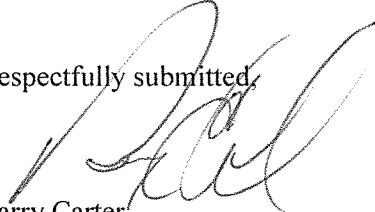
VII. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Carter, seconded by Mr. Wamsley, to adjourn the meeting. **Carried 5-0.**

Chairman Rodman adjourned the meeting at 7:28 PM.

Respectfully submitted,


Barry Carter
Secretary