

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of September 17, 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 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. Stuckey, and seconded by Mr. Wamsley, to approve the minutes of August 20, 2020. **Carried 4-0.**

III. Communications

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

IV. Briefing Items

A. 4324 Marietta Avenue – WHTPC 11-2020 (90 Day 12-01-2020)
Preliminary/Final Land Development Plan
Location: 4324 Marietta Avenue

Mr. Steager informed the members that the applicant is proposing an agriculture processing facility for drying locally produced hemp. The parcel is located in the Rural Agricultural zone on a lot size of 4.6 acres.

V. Agenda Items

A. Moran Estates WHTPC 08-2020 (Time Extension 1-21-2021)
Lot Add-On Plan
Location: 3833 Columbia Avenue

Mr. Brian Cooley of DC Gohn Associates, Inc. informed the members the property consists of two parcels. Parcel 1 contains an existing motel and associated structures and paved areas. Parcel 2 contains an existing single-family house and associated paved areas. The intent of the plan is to add a portion of area to Parcel 1 to Parcel 2. The result is an increase in area to Parcel 1 (proposed Lot 1) and a decrease in area to Parcel 2 (proposed lot 2). There are no proposed improvements. The two properties are served and will continue to be served by public sewer and water.

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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 based on the justification and alternative provided. **Carried 4-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mrs. Hood, to recommend denial of the waiver/modification of Section 602.K.6-Existing Street Improvements of Existing Streets and Intersections, 602.M-Curbing, and 602.N-Sidewalks with the condition that the applicant defer the reconstruction of the street, curb, and sidewalk and to include the verbiage as stated on Rettew’s Review Letter dated September 14, 2020 on the plan. **Carried 4-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval for the Lot Add-On Plan for Moran Estates with the condition that the applicant satisfies all Township and Township Engineer’s comments and requirements. **Carried 4-0.**

**B. Millfield Green LLC-Koller WHTPC 10-2020
Zoning Map Amendment Petition
Location: 4301 Marietta Avenue**

Mrs. Claudia N. Shank of McNess Wallace & Nurick LLC; Bill Swiernik of David Miller/Associates, Inc. and Bob Riahi of Millfield Construction informed the members that the applicant is proposing to rezone a parcel of land along Marietta Avenue. The property is currently zoned Rural Agriculture (RA) and proposed to be rezoned R-3. They will be proposing a land development plan for a planned community of townhomes. The proposed residential development will have road access from Marietta Avenue as well as from Bridge Valley Road.

Motion: A motion was made by Mr. Stuckey, seconded by Mrs. Hood, to recommend approval of the zoning map amendment petition for Millfield Green LLC-Koller 4301 Marietta Avenue. **Carried 4-0.**

Chairman Rodman informed the members that Mr. Jay Provanzo requested to be taken off the agenda.

VI. The next regular meeting will be held on October 15, 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 Mr. Stuckey, to adjourn the meeting. **Carried 4-0.**

Chairman Rodman adjourned the meeting at 7.24 PM.

Respectfully submitted,

Barry Carter
Secretary

