

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of January 21, 2021 – 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. Also, physically present at the meeting were Commissioners Jim Stuckey and Joel Wamsley, as well as the Township Manager Andrew Stern. In attendance remotely via Zoom was Secretary Barry Carter and Commissioner Amanda Hood, as well as Township Engineer Melissa Kelly.

I. Pledge of Allegiance

II. Reorganization

Chairman Rodman handed the gavel over to Vice Chairman Stuckey to start the process of reorganization.

Vice Chairman Stuckey asked the members for nominations for Chairman.

Mr. Wamsley nominated John Rodman for Chairman; Mr. Stuckey seconded the nomination.

Vice Chairman asked for a motion to close the nominations, Secretary Carter seconded the motion to close the nominations. The nomination was carried to elect Mr. Rodman Chairman for 2021 by a unanimous vote.

Vice Chairman Stuckey handed the gavel over to Chairman Rodman.

Chairman Rodman asked the members for nominations for Vice Chairman.

Mr. Wamsley nominated Jim Stuckey for Vice Chairman; Mr. Carter seconded the nomination.

Chairman Rodman asked for a motion to close the nominations, Mr. Stuckey seconded the motion to close the nominations. The nomination was carried to elect Mr. Stuckey as Vice Chairman for 2021 by a unanimous vote.

Chairman Rodman asked the members for nominations for Secretary.

Vice Chairman Stuckey nominated Barry Carter for Secretary; Mr. Wamsley seconded the nomination.

Chairman Rodman asked for a motion to close the nominations, Vice Chairman Stuckey seconded the motion to close the nominations. The nomination was carried to elect Mr. Carter as Secretary for 2021 by a unanimous vote.

Motion by Barry Carter to set the Planning Commission meeting dates as the third Thursday of each month in 2021. Seconded by Mr. Wamsley. Motion carried by a unanimous vote.

III. Minutes

Motion: A motion was made by Mr. Carter, and seconded by Ms. Hood, to approve the minutes of December 17, 2020. **Carried 5-0.**

IV. Communications

Mr. Carter stated that he received review comments from LCPC for the 620 Sycamore project which will be returning to the WHTPC in the near future.

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V. Briefing Items

None.

VI. Agenda Items

A. WHTPC 11-2020: 4324 Marietta Avenue (90 Day 2-26-2021)
Preliminary/Final Land Development Plan

Present in-person to present the plans were:

- Eric Johnston, PE, Johnston and Associates
- Michael Kealey, Terradon Hemp, LLC
- Thomas & Beth Kealey, Owners

This project had been continued previously by the Planning Commission.

Rettew issued a revised review letter January 21, 2021 and has indicated that the plans are ready to be conditionally approved.

Mr. Kealey gave a brief explanation of the process of drying hemp at this proposed facility. Fresh hemp would be brought to the facility by farmers, then dried within the facility, and returned to the farmers in a dry format for them to sell or use.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of a modification from Section 305, Preliminary Plan Processing. **Motion Carried 5-0.**

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend denial of a modifications from Sections 602.K.1, 602.K.5, and 602.K.6.b – Additional Right-of-Way and Improvement of Existing Streets; Section 602.M – Curbing; Section 602.N – Sidewalks and approve defers for the above items with the addition of notes to the plan 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. **Motion Carried 5-0.**

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this plan Conditioned on resolution of all staff and engineer comments. **Motion Carried 5-0.**

VII. Public Comment

Benjamin Field from Manor Communities presented folders of information about his company. He wanted to discuss several properties in the Township that they are interested in developing but are not currently zoned for what they’d like to do.

Mr. Stern explained that they are not on the agenda and he should first meet with the Township’s land use staff before coming before the Planning Commission. The Planning Commission concurred. Mr. Stern asked Mr. Field to contact him to schedule a meeting.

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VIII. The next regular meeting will be held on February 18, 2021 at 7:00 P.M.

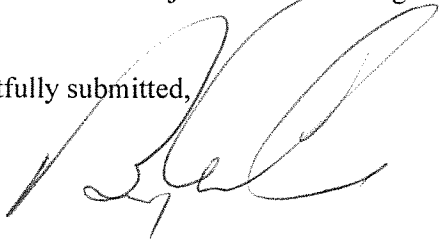
IX. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

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

Chairman Rodman adjourned the meeting at 7:31 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Barry Carter', written over a faint, larger signature that is mostly obscured.

Barry Carter
Secretary