

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of October 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. Also, present at the meeting were Commissioners Jim Stuckey, Joel Wamsley, and Amanda Hood, as well as Zoning Officer Dwayne Steager and Township Engineer Melissa Kelly.

**I. Pledge of Allegiance**

**II. Approval of Minutes for September 16, 2021 Meeting**

**Motion:** A motion was made by Mr. Wamsley and seconded by Mr. Stuckey to approve the minutes of September 16, 2021. **Carried 4-0**

**III. Communications**

There were no new communications to report.

**IV. Comments from the Public**

There were no comments provided by the public.

**V. Agenda Items**

A. Ressler Lot Add-On WHTPC 13-2021(90 Days 12/02/2021)  
Preliminary/Final Lot Add-On and Land Development Plan  
Location: 3174 Grande Oak Place

Mr. William Swiernik from David Miller/Associates, was here to present.

**Sections 404.A.1, 405 – Plan Scale (*New request this submission*)**

The applicant has requested a modification of the requirement to provide a plan at a scale of one inch equals 20 feet or one inch equals 50 feet. In the alternative, the applicant has provided a plan scale of one inch equals 30 feet.

**Motion:** A motion was made by Mrs. Hood and seconded by Mr. Stuckey to recommend approval of this modification request based on the justification and alternative provided. **Carried 4-0**

**A. Sections 602.K.6, 602.M, 602.N – Existing Street Improvements, Curb, Sidewalk (*New request this submission*)**

The applicant is requesting a waiver of the requirement to reconstruct Grande Oak Place and Stony Battery Road to its centerline with the justification that the proposed plan is a lot add-on only and no other improvements are proposed, existing roadways are in good condition, sidewalks do not exist along the frontages, Stony Battery Road has curbing and is a state road. No alternative is provided.

**Motion:** A motion was made by Mrs. Hood and seconded by Mr. Wamsley to recommend denying the requests to waive the reconstruction of Grande Oak Place and Stony Battery Road to their centerlines, including providing curb and sidewalk, but allow the applicant to defer the improvements 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 4-0**

**Plan:**

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval with the condition that the applicant satisfies all Township and Township Engineer's comments and requirements. **Carried 4-0**

**VI. The next regular meeting will be held on November 18, 2021 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 4-0**

Chairman Rodman adjourned the meeting 7:07 PM.

Respectfully Submitted,

Barry Carter  
Secretary

