

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of February 18, 2021 – 7:00 PM

The regular meeting of the West Hempfield Township Planning Commission was held virtually via Zoom due to a snow/ice storm. Notice of this change to a fully virtual meeting was placed on the Township's website home page, Twitter, and on the front door to the Township Building.

Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. The public was permitted to attend remotely via Zoom (video and audio), with instructions provided at the Township's internet website. Also, present for the meeting were Commissioners Barry Carter, Jim Stuckey, Joel Wamsley, and Amanda Hood, as well as the Township Manager Andrew Stern, Zoning Officer Dwayne Steager, and 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 January 21, 2021. **Carried 5-0.**

III. Communications

Mr. Carter had no new communications to report.

IV. Comments from the Public

There were no comments provided by the public.

V. Briefing Items

None.

VI. Agenda Items

A. Discussion: Drager Tract (Marietta at High Ridge)

- Bill Swiernik, PE, David Miller and Associates
- Jay Provanzo, Developer
- Scott Provanzo, Developer

Bill Swiernik and Jay Provanzo shared concept drawings for a proposed development at this site. The proposed development will have a mix of single-family detached fee-simple dwellings as well as Townhouse Condos. There would also be three estate lots further south on the site. The total number of units would be about 83 with a density of less than 2.5/acre.

The property is currently zoned Rural Agriculture. The property was added to the Urban Growth Area a couple of years ago after the Raintree Sanitary Sewer Extension project was completed.

The developers will be requesting a rezoning of the property to R3 and if approved would then request Conditional Use approval for an Open Space Development.

The Planning Commission discussed concerns about traffic where the development would tie into

Marietta Avenue. They also discussed stormwater and road improvements.

Overall, the Planning Commission supports the concept. No action was being requested at this time. The developers will need to make a formal application for the rezoning in order to further review the request and make a formal recommendation.

B. Ordinance 01-21: Amending the Zoning Ordinance

Mr. Stern explained that the zoning ordinance was a bit confusing with respect to the subdivision of land within the Rural Agriculture Zoning District. In this district it is intended to keep subdivision to a minimum in order to preserve land for agricultural purposes. However, the ordinance allows for a Conditional Use Open Space option, which could allow a number of subdivisions.

Ordinance 01-21 is intended to remove the Conditional Use Open Space option.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of Ordinance 01-21 to the Board of Supervisors. **Carried 5-0.**

C. Buchart Horn/Columbia Water : Prospect Road Water Tank Improvements – PENNVEST Application

Buchart Horn, on behalf of Columbia Water, has requested a letter from the Planning Commission supporting their PENNVEST application to make improvements to the water tank on Prospect Road. David Lewis, General Manager for Columbia Water, presented a summary of the project. In general, the project will consist of the complete replacement of the interior coating system and an over-coating of the exterior coating.

Motion: A motion was made by Mr. Carter, seconded by Mr. Stuckey, to authorize the Township Manager to issue a letter on behalf of the Planning Commission supporting Columbia Water's PENNVEST application and indicating that the project is generally consistent with the Township's land use plan, comprehensive plan, and other applicable local laws and rules. **Carried 5-0.**

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

VIII. 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 7:58 PM.

Respectfully submitted,

Barry Carter
Secretary
/ABS

