

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION

Minutes of March 18, 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. Minutes

Motion: A motion was made by Mr. Stuckey, and seconded by Mr. Wamsley, to approve the minutes of February 18, 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. Conditional Use #85 Peregrine – Millfield 4301 Marietta Avenue

- Claudia Shank, Attorney for Applicant
- Bill Swiernik, PE, David Miller and Associates
- Jay States, Traffic Engineer (via Zoom)
- Bob Riahi, Developer
- Dan Henson, Developer
- Heather Fremont, Developer

Ms. Shank presented this application for an open space design option. The property is a 20.16 acre parcel located north of Marietta Avenue, west of Bridge Valley Road. The property was recently rezoned R-3 and is within the Urban Growth Area. The applicant is proposing 70 townhomes. A density of 3.47 units/acre is proposed. All interior streets will be private.

Mr. Swiernik reviewed the proposed layout of the project and the plan for utilities and vehicular access.

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Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of Conditional Use #85, Peregrine-Millfield to the Board of Supervisors, including modifications to the provisions for impervious coverage and building separation as per the application. **Carried 5-0.**

VII. The next regular meeting will be held on April 15, 2021 at 7:00 P.M.

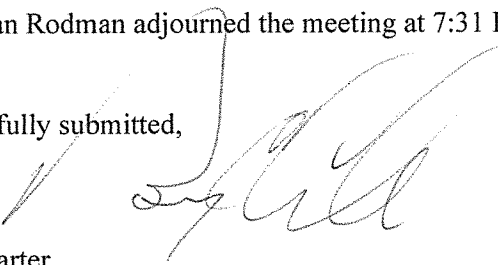
VIII. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

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

Chairman Rodman adjourned the meeting at 7:31 PM.

Respectfully submitted,


Barry Carter
Secretary
/ABS