

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of January 20, 2022 – 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, physically present at the meeting were Commissioners Barry Carter, Carl Manelius, Jim Stuckey, and Joel Wamsley, as well as Land Use Director Dwayne Steager, Township Manager Andrew Stern, and 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. Carter nominated Mr. Rodman for Chairman; Mr. Wamsley seconded the nomination.

Mr. Wamsley made a recommendation to keep all positions the same as they were last year. Mr. Stuckey listed the positions. Mr. Rodman for Chairman, Mr. Stuckey for Vice Chairman, Mr. Carter for Secretary.

Motion: A motion was made by Mr. Wamsley. seconded by Mr. Carter. **Carried 5-0.**

III. 2022 Meeting Schedule

IV. Minutes

Motion: A motion was made by Mr. Carter, and seconded by Mr. Wamsley, to approve the minutes for the December 16, 2021. **Carried 5-0.**

V. Communications

There were no new communications to report.

VI. Comments from the Public

No comments from the public. Mr. Rodman welcomed Carl Manelius, the newest member of the Planning Commission.

VII. Plans

A. WHTPC 17-2021: Drager Tract Sketch Plan

Location: South Side of Marietta Avenue, West of High Ridge Road

Ms. Claudia Shank, from McNees Wallace & Nurick, presented the sketch plan on behalf of Scott and Jay Provanzo. Doug Matthews with David Miller Associates was also present. The plan is to construct 67 houses in two phases. After presenting the plan, Ms. Shank answered questions from the Planning Commission and Township Manager.

Mr. Rodman questioned if there would be a center turning lane. Ms. Shank stated that will be decided in the

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traffic study, which is being completed now, and will be submitted with the Conditional Use application.

Mr. Stern asked if they have talked to PennDOT regarding a second access road into the development. Ms. Shank stated that Mr. States did seek feedback from PennDOT and were discouraged from pursuing that option.

Mr. Stuckey asked if there were any concerns about the raceway loop of the development and maybe not make the long sections straight aways to discourage speeding. Mr. Matthews stated that this is the most efficient decision given the slopes. He also believes the entrance being in the middle of the straight of way will slow traffic down.

Mr. Rodman asked Mr. Stern if he was okay with the three lots onto High Ridge. Mr. Stern stated that he does not get a vote, but he is okay with it. He also stated that the applicant has been consistent since day one about the three estate lots at the top.

Mr. Carter states the area for the emergency access road is there any reason why that particular area cannot be a second access road rather than an emergency access? Ms. Shank stated that the Township has been pretty clear that they wanted to try avoiding traffic to High Ridge Road.

VIII. The next regular meeting will be held on February 17, 2022 at 7:00 P.M.

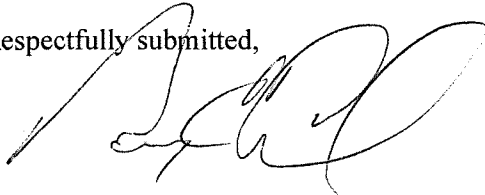
IX. Adjournment

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 7:32 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Barry Carter', written over the text 'Respectfully submitted,'.

Barry Carter
Secretary