

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of April 21, 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. Acting Chairman Jim Stuckey called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Also, physically present at the meeting were Commissioners Carl Manelius and Joel Wamsley, as well as Land Use Director Dwayne Steager and Township Engineer Melissa Kelly.

I. Pledge of Allegiance

II. Minutes

Motion: A motion was made by Mr. Manelius, seconded by Mr. Wamsley, to approve the minutes for the February 17, 2022 Planning Commission meeting. **Carried 3-0.**

III. Communications

There were no new communications to report.

IV. Comments from the Public

There were no comments from the public.

V. Plans

A. WHTPC 02-2022: Heisey Lot Add-On Plan (90 days 7/20/2022)
Location: 553 & 686 Druid Hill Road

Mr. Mark Campbell, Professional Engineer from Axios Consulting LLC, presented the lot add-on plan on behalf of the Heisey family. Mr. Campbell stated that no construction is planned and no change in use is planned. After presenting the plan, Mr. Campbell answered questions from the Planning Commission regarding the Township Engineer's letter.

Mr. Manelius asked if the two dwellings in play are occupied. Mr. Campbell stated the one at 553 Druid Hill is not occupied and he cannot speak to the other residence. Mr. Manelius confirmed with Mr. Campbell that the purpose of this plan is to add the wooded section from 553 Druid Hill to the existing preserved agricultural land at 686 Druid Hill.

Mr. Campbell stated that this plan went before the Zoning Hearing Board in September, and the variances they requested were approved. They are here to implement the variances that were granted.

Mr. Stuckey asked Ms. Kelly, the Township Engineer, if there were any concerns with the remaining comments. Ms. Kelly stated that Mr. Campbell has been in communication and has a plan of action to address the remaining comments. The plan is in good shape for a recommendation for conditional approval.

A. Section 602.K.6.b – Reconstruction of Existing Streets

The applicant is requesting a waiver of the requirement to reconstruct Druid Hill Road to its centerline with the justification that the proposed plan is a lot add-on only and no other improvements are proposed. No alternative is provided.

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Motion: A motion was made by Mr. Wamsley, seconded by Mr. Manelius, to recommend denying the request to waive the reconstruction of Druid Hill Road to its centerline 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 3-0**

B. Section 602.M – Curbing

The applicant is requesting a waiver of the requirement to provide curbing along Druid Hill Road with the justification that the proposed plan is a lot add-on only and no other improvements are proposed. No alternative is provided.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Manelius, to recommend denying the request to waive the curbing along Druid Hill Road 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 3-0**

C. Section 602.N – Sidewalk

The applicant is requesting a waiver of the requirement to provide sidewalk along Druid Hill Road with the justification that the proposed plan is a lot add-on only and no other improvements are proposed. No alternative is provided.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Manelius, to recommend denying the request to waive the sidewalk along Druid Hill Road 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 3-0**

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D. Section 602.P & 602.R – Clear Sight Triangles (*New Request This Submission*)

The applicant is requesting a modification from the requirement to provide a 100' x 100' clear sight triangle at the driveway intersection with Druid Hill Road with the justification that the vehicle will be stopped before entering the road and that a 25' leg will be adequate for visibility.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Manelius, to recommend conditional approval of this modification request based on the justification and alternative provided with the condition that a note be placed on the plan regarding obstructions within the clear sight triangle per the ordinance. **Carried 3-0**

E. Section 609.E.8 – Street Trees

The applicant is requesting a waiver from the requirement to install street trees along Druid Hill Road with the justification that the proposed lot add-on does not propose any improvements or changes to Druid Hill Road. No alternative is provided.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Manelius, to recommend approval of this waiver request based on the justification provided.

Plan:

Motion: A motion was made by Mr. Manelius, seconded by Mr. Wamsley, to recommend approval to the Board of Supervisors. **Carried 3-0**

VI. The next regular meeting will be held on May 19, 2022 at 7:00 P.M.

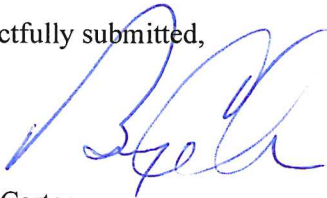
VII. Adjournment

Acting Chairman Mr. Stuckey called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Manelius, seconded by Mr. Wamsley, to adjourn the meeting. **Carried 3-0.**

Chairman Rodman adjourned the meeting at 7:20 PM.

Respectfully submitted,



Barry Carter
Secretary