

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of June 16, 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, 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. Minutes

Motion: A motion was made by Mr. Wamsley, and seconded by Mr. Manelius, to approve the minutes for the April 21, 2022 Planning Commission meeting. **Carried 4-0.**

III. Communications

There were no new communications to report.

IV. Comments from the Public

There were no comments from the public.

V. Plans

A. Conditional Use #87: Provanzo (60 Days 7/30/2022)
Location: 760 High Ridge Road

Mr. Peter Wertz, from McNees Wallace & Nurick, was present with Jay and Scott Provanzo, the applicant, and Bill Swiernik with David Miller Associates. Mr. Wertz gave some background knowledge on the 38-acre property. In 2018, the Township passed a resolution designating the property as part of the Urban Growth Area. In 2021, the Board of Supervisors rezoned the property from the RA district to R2 district. In connection with the rezoning, the owner of the property recorded a declaration requiring that the property be developed in accordance with the Townships Open Space Design option, requiring Conditional Use approval. The declaration further provided that the property will be developed solely for single family detached dwellings and requires that an automatic membership homeowner's association be provided for long term stormwater maintenance.

Mr. Swiernik provided an overview of the site plan proposing 72 single family dwelling units. Three of the units will have access with a shared driveway off High Ridge Road. There will be a single point of access for the remainder of the homes off Marietta Avenue across from Jasmine Place. They also propose an emergency access drive that would come off High Ridge Road as a secondary point of egress. Also proposing two stormwater management areas to address the increase in impervious surface. The current wooded area will remain as open space on the property and a walking path will be established to the open space area. The site will be served by public sewer and water. The development will have roughly 36% open space. There will need to be a few TDRs purchased to address the increase in density. There will be two phases with construction moving out about 10 years.

Motion: A motion was made by Mr. Wamsley and seconded by Mr. Manelius to recommend approval of the Conditional Use request to the Board of Supervisors. **Motion carried 4-0.**

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**B. 490 Norwood Road ~ Preliminary/Final Subdivision & Land Development Plan
WHTPC 05-2022 (90 Days 8/17/2022) ~ Applicant requested to table until July.**

C. 4493 Chinchilla Avenue ~ WHTPC 03-2022 ~ Sketch Plan

Mr. Rob Visniski, with RAV Associates was present with Bob Hershey, the owner of the tract, to present the sketch plan and request modifications.

Andrew Stern, Township Manager, commented that the Township does not grant any waivers during a sketch plan process. Feedback and recommendations are welcome, but no formal decisions will be made.

The Planning Commission gave feedback and were not in agreement with the applicant on the sewer connection waiver request. The Planning Commission did not see any issue with the proposed flag lots.

D. 3680 Marietta Avenue ~ WHTPC ~ Discussion

Mr. Andy Weaver, with Envalue Engineering was present with Bob Kettering to discuss 3.24-acre property. The owner would like to investigate the possibility of either subdividing and/or building additional dwelling units as a Planned Village Development.

VI. The next regular meeting will be held on July 21, 2022 at 7:00 P.M.

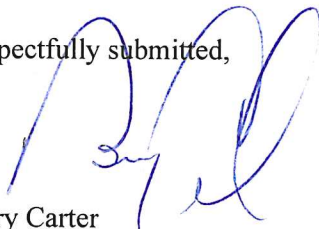
VII. Adjournment

Chairman Rodman 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 4-0.**

Chairman Rodman adjourned the meeting at 8:19 PM.

Respectfully submitted,



Barry Carter
Secretary