

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of January 21, 2016

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, January 21, 2016. Vice Chairman John Rodman called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members Larry Groff, Dan Nonnemacher, and Alice Yoder were present. Also in attendance were Ron L. Youtz, Township Manager; Benton Webber, Township Engineer; Dean Severson, Community Planner for Lancaster County; Jodi Heffner, Zoning Officer and Maria K. McDonald, Recording Secretary. Chairman Ron Beam was not present for the meeting.

I. Reorganization

A. Nomination and Election of Officers

Vice Chairman John Rodman acted as temporary Chairman of the Planning Commission. Vice Chairman Rodman opened the floor for nominations and elections of the 2016 officers. A recommendation was made by Mr. Nonnemacher to have the officers of the West Hempfield Planning Commission remain the same in 2016 as in 2015. Mr. Groff seconded the recommendation.

Mr. Rodman asked if there were any other nominations; being none he closed the nominations and asked for a motion.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to close the nominations. **Carried 4-0.**

The recommendation was carried to have officers of the board to stay the same as in 2015 for 2016 for the West Hempfield Township Planning Commission (Ron Beam as Chairman; John Rodman as Vice Chairman; and Alice Yoder as Secretary) by a unanimous vote.

B. 2016 Meeting Schedule

Vice Chairman Rodman asked members to review the 2016 meeting schedule for the West Hempfield Township Planning Commission.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to accept the 2016 meeting schedule for the West Hempfield Township Planning Commission. **Carried 4-0.**

The Commission will meet the third Thursday of every month at 7 PM at the Township Municipal Building.

II. Minutes

Members reviewed the minutes of the November 19, 2015 meeting.

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Motion: A motion was made by Mr. Groff, seconded by Mrs. Yoder, to approve the minutes of November 19, 2015. **Carried 4-0.**

III. Communications

Vice Chairman Rodman asked if there were any communications at this time. Mrs. Yoder indicated that she had received comments from the Lancaster Planning Commission on the Revision to the Floodplain Regulations.

IV. Briefing Items

**A. 4190 Nolt Road – WHTPC 1-16
Preliminary/Final Subdivision Land Development Plan
Location: 1151 Montezuma Drive**

Ms. Jodi Heffner informed the members that the applicant is proposing to subdivide a 1.503 acre lot from the 71.636 acre parcel located at 1151 Montezuma Drive. The applicant is proposing to build a single family dwelling on the 1.053 acre lot which will be located off Nolt Road. An on-lot septic system will be installed along with a private well.

V. Agenda Items

A. Zoning Ordinance Amendment – Floodplain Regulations

At the Board of Supervisors meeting on January 4, 2016, they approved that the Zoning Ordinance Amendment to the Floodplain Regulations be forwarded to the Planning Commission and other appropriate agencies for their comments/approval.

The members and staff reviewed the proposed ordinance to amend the Zoning Ordinance to incorporate the new floodplain regulations based on the Township's existing regulations and by the model ordinance prepared by the Department of Community and Economic Development (DCED).

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the Zoning Ordinance Amendment for the Floodplain Regulations as drafted. **Carried 4-0.**

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VI. The next regular meeting will be held on February 18, 2016 at 7:00 p.m.

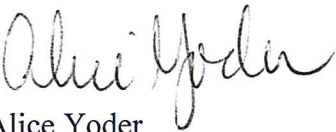
VII. Adjournment

Vice Chairman Rodman called for a motion to adjourn the meeting.

Motion: A motion was made by Mrs. Yoder, seconded by Mr. Nonnemacher, to adjourn the meeting.
Carried 4-0.

Vice Chairman Rodman adjourned the meeting at 7:20 PM.

Respectfully submitted,



Alice Yoder
Secretary