

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of October 15, 2015

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, October 15, 2015. Chairman Ron Beam called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members John Rodman, Vice Chairman; Dan Nonnemacher; Larry Groff; and Alice Yoder were present. Also in attendance were Benton G. Webber, Township Engineer; Ron L. Youtz, Township Manager; Jodi Heffner, Zoning Officer; and Maria K. McDonald, Recording Secretary.

I. Minutes

Motion: A motion was made by Mr. Groff, seconded by Mrs. Yoder, to approve the minutes of September 17, 2015. **Carried 5-0.**

II. Communications

Chairman Beam asked if there were any communications.

Mrs. Yoder indicated that she received notification from the Lancaster County Planning Commission for receipt of the plan for 3909 Abel Drive, Columbia, PA 17512.

III. Briefing Items

A. 3909 Abel Drive – WHTPC 15-14

Final Land Development Plan

Location: 3909 Abel Drive

Ms. Heffner informed the members that the applicant is proposing to construct 50 mini-storage units and a professional office with a larger attached storage on a 1.25 acre lot zoned C-2 Commercial. The applicant is requesting the following waivers: Section 305-Preliminary Plan Processing; Section 403.A-Traffic Impact Study; and Section 602.N-Sidewalks.

IV. Agenda Items

A. Chapman Ford – WHTPC 15-15

Waiver of Land Development

Location: 3951 Columbia Avenue

Mr. Benton Webber informed the members that the applicant is proposing to construct an addition to the existing building for a Service Drive Lane on the east side of the building. The parcel is zoned C-2 Commercial located at 3951 Columbia Avenue, Columbia, PA. It will house two enclosed drive thru lanes with garage doors, service desks and some retail area. The applicant is requesting waivers for Section 303 and 305 Land Development Processing.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to approve the waivers for Sections 303 and 306 Land Development Processing with the condition that the applicant satisfies the items listed on the Township Engineer review letter. **Carried 5-0.**

V. The next regular meeting will be held on November 19, 2015 at 7:00 p.m.

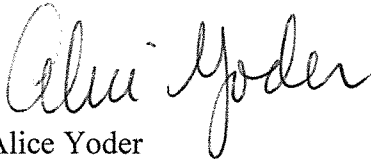
VI. Adjournment

Chairman Beam asked if there were any other comments or business to be conducted. Being none, he called for a motion to adjourn the meeting.

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

Chairman Beam adjourned the meeting at 7:50 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alice Yoder". The signature is written in dark ink and is positioned above the printed name and title.

Alice Yoder
Secretary