

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of October 20, 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, October 20, 2016. Chairman Ron Beam called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members Vice Chairman John Rodman, Secretary Alice Yoder, Dan Nonnemacher and Larry Groff were present. Also in attendance were Melissa Kelly, Township Engineer; Jodi Heffner, Zoning Officer; Dean S. Stevenson, Director of Lancaster Community Planning, and Maria K. McDonald as Recording Secretary.

**I. Minutes**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of September 15, 2016. **Carried 5-0.**

**II. Communications**

Chairman Beam asked if there were any communications. Secretary Alice Yoder reported that the Township had received a plan receipt from the LCPC for the Donnerville Road Project. Also she indicated that Mr. Stevenson, Director of Lancaster Community Planning, has a flyer from a Regional Municipal Meeting - sponsored by the LCPC – and called places2040 - announcing several follow-up meetings focusing on feedback to the question “What would make Lancaster County a better place?” and a continuation of the discussion.

**III. Briefing Items - None**

**IV. Agenda Items**

**A. John S. Forry**

**Sewer Module**

**Location: 1510 Silver Spring Road**

Ms. Heffner explained to the members that a Sewage Facilities Planning Module has been submitted to the Township by DEP. This project was seen last by the members at their June 16, 2016 meeting and was approved by the Board of Supervisors at their July 5, 2016 meeting. This module would need to be signed by the Chairman of the Planning Commission and recommended for approval to the Board of Supervisors by a resolution.

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend authorizing the signature for the sewage facilities planning module for John S. Forry. **Carried 5-0.**

**B. Donnerville Road Project – WHTPC 12-16**

**Final Subdivision Land Development Plan**

**Location: Donnerville Road**

The project consists of subdividing a lot and constructing a 35,000 square foot building located southwest of the intersection of Donnerville and Hempland Road. The Planning Commission saw this as a sketch plan and took action on the waiver modifications on September 15, 2016. At the Board of Supervisors meeting on October 4, 2016 the Board decided not to take action on the waiver modifications at that time. The Township received a letter from DMA on September 20, 2016 requesting the following modification withdrawals: Section 602.M-Curb Improvements; Section 602.P.2-24' Maximum Driveway Width and Number of Driveways Per Street Frontage; Section 602.K.1-Collector Streets Standards; Section 602.Q.2-150' Intersection Separation; Section 603.B-15' Wide Landscape Buffer between the Proposed Parking and Right-of-Way; and from the SW Ordinance Section 122-48-Volume Controls.

Mr. Bill Swiernik with David Miller Associates indicated to the members that they could review the Rettew letter dated October 18, 2016 to clarify the requested and withdrawn waivers/modifications. There was a discussion between Mr. Swiernik and the members and it was determined that action would need to be taken on the modifications for Section 602.K.a-Collector Street Standards and from the SW Ordinance Section 122-48-Volume Controls.

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the modification for Section 602.K.6.a-Collector Street Standards based upon the alternative and justification provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend approval of the modification for Section 122-48-Volume Controls with the condition that the applicant satisfies all the conditions and items listed 1 through 4 on the Rettew letter date October 18, 2016 to the satisfaction of the Township and Engineer. **Carried 5-0.**

Mr. Swiernik distributed a letter dated October 20, 2016 requesting two new modifications to the members. The first one is for Section 122-46.a.2.-Storm Sewer Pipes need to maintain a minimum pipe slope of one half percent (0.5%). The modification requested is to allow a section of pipe proposed for the project to be set at a slope of less than 0.5%. The second one is for Section 122-46-4-a.3-Storm sewer pipes will maintain at least one foot (1') of cover from top of pipe to bottom of paving. The modification requested is to allow less than one foot (1') of cover from top of pipe to bottom of paving.

Neither the Township nor the members had seen or received this letter before tonight's meeting. Mrs. Yoder asked Ms. Kelly how this was typically handled, and asked her if she had seen this request and indicated the Planning Commission Members usually have a sheet with her recommendations. Ms. Kelly indicated to the members that she had a meeting at the request of the applicant this morning and they had requested to go through the comments. They discussed these two modification requests specifically and the fact that they could not meet the ordinance due to the site constraints and design and they would have to ask for relief. Mr. Swiernik had put together the waiver request and she had received it this afternoon and reviewed it but she has not had the time to generate a letter. Based on the justification provided she is satisfied with this request and it would be a satisfactory modification of the ordinance and she would support this request. Ms. Kelly stated if the members take action on this tonight she would address these two modifications in her next letter when the applicant resubmits the plan and she would note their actions along with the approval in the letter.

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the modification for Section 46.4.a.2-Storm sewer pipes need to maintain a minimum pipe slope of one-half percent (0.5%) and Section 122-46.4.a.3-Storm sewer pipes will maintain at least one foot (1') of cover from top of pipe to bottom of paving based upon the justifications provided and that the applicant provides at the completion of the project detailed as-built drawings as well as supplying a structural engineering letter of comments for any limitations. **Carried 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend approval of the Final Subdivision Land Development Plan for the Donnerville Road Project conditioned upon the applicant meeting all Engineers' comments to the satisfaction of the Township. **Carried 5-0.**

**C. Ryder Ever Better Trailer – WHTPC 9-16**  
**Waiver of Land Development**  
**Location: 3800 Hempland Road**

Mr. Peter Gasma with Ryder indicated to the members that he is proposing to install a temporary modular office trailer for approximately 3 years with two office personnel. The trailer will not contain any restrooms or kitchen facilities and would only need electrical, voice and data connections. The trailer will be anchored on existing pavement and will comply with current building codes and zoning regulations.

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the waiver for Section 308-Plans Exempted from Standard Procedures based upon the justification provided with the condition that the temporary trailer is removed before or at the end of the maximum of three years. **Carried 5-0.**

**V. The next regular Planning Commission meeting will be held on November 17, 2016 at 7:00 p.m.**

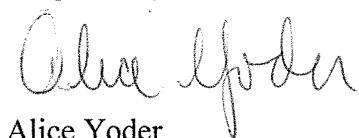
**VI. Adjournment to Joint Special Meeting with Board of Supervisors for Comprehensive Plan**

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,



Alice Yoder  
Secretary