

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of November 17, 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, November 17, 2016. Vice Chairman John Rodman called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members Secretary Alice Yoder, Dan Nonnemacher and Larry Groff were present. Also in attendance were Andrew Stern, Township Manager; Melissa Kelly, Township Engineer; Jodi Heffner, Zoning Officer 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 October 20, 2016. **Carried 4-0.**

II. Communications

Vice Chairman Rodman asked if there were any communications. Secretary Alice Yoder reported that the Township had received a plan receipt from the LCPC for the Kinsley Equities II, L.P. Final Subdivision Plan.

III. Briefing Items

A. Kinsley Equities II, L.P. - WHTPC 14-16 (February 14, 2017-90 Day)
Final Subdivision Plan
Location: 3639 Hempland Road

Ms. Jodi Heffner informed the members the applicant is proposing to subdivide a lot with two existing buildings located on one parcel. The subdivision will create two separate lots with each an existing building, one parcel with 6.083 acres and another with 2.648 acres. The two buildings already have separate addresses and utility services. There is no new construction proposed on the properties at this time. The Zoning Hearing Board did approve a variance on September 13, 2016 of 6% to Section S.502.3.A.3.

IV. Agenda Items

A. Bardon Development LP – WHTPC 13-16
SW Management Plan & Waiver of Land Development
Location: 100 Lincoln West Drive

Mr. Todd Smeigh of DC Gohn Associates, Inc. and Mr. Greg Reichardt of Bardon Development LP informed the members they are proposing a storm water management plan for the proposed improvements. The 29.224 acre parcel is located at 100 Lincoln West Drive within the I-2 Industrial zoning district. The project will include the construction of a freezer expansion. The expansion is necessary for needed additional freezer storage space within the existing building. There will be no new employees and no additional truck traffic with the expansion. The storm water will be managed by the existing storm water basin.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend approval of the waiver of the SALDO for Section 309-Land Development Plan Processing based upon the justification provided and with the condition that the applicant satisfies all storm water management plan requirements to the satisfaction of the Township. **Carried 4-0.**

Motion: A motion was made by Mr. Groff, seconded by Mrs. Yoder, to recommend approval of the waiver of the SWMO for Section 122-47.10-Basin Dewatering Time based upon justification provided. **Carried 4-0.**

Motion: A motion was made by Mrs. Yoder, seconded by Mr. Nonnemacher, to recommend approval of the waiver of the SWMO for Section 122-48-Volume Controls with the following conditions listed on the revised November 16, 2016 review letter from Rettew. **Carried 4-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend approval of the SW Management Plan-Major Land Disturbance for the Bardon Development LP with the condition that the applicant satisfies all Engineer and Township comments. **Carried 4-0.**

B. Greg Bechtold - WHTPC 2-16 (January 13, 2017-90 Day)

Lot Add-On Plan

Location: 1058 Prospect Road

Mr. Todd Smeigh of DC Gohn Associates, Inc. informed the members that the applicant has resubmitted the lot add-on plan. The applicant is proposing to subdivide 3 portions of Lot 4, the parent tract and add to lots 1, 2, 3, and now Lot 5. There are no proposed improvements as part of this plan. The purpose of this plan is to transfer no more than one half acre to the land to increase the size of the existing residential lot 5.

The Planning Commission saw this plan at their April 2016 meeting and recommended approval of plan along with one waiver request for Section 404.A.1-Plan Scale with the alternative provided 1" equals 60'. The Board of Supervisors approved this plan along with the waiver request of plan scale pending all comments were complied with the satisfaction of the Township Engineer and Staff at their May 2016 meeting.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the Lot Add-On Plan for Greg Bechtold with the condition that the applicant satisfies all Engineer and Township Comments. **Carried 4-0.**

Vice Chairman Rodman recognized a Boy Scout attending the meeting from Troop 21 to obtain his communication badge.

V. The next regular Planning Commission meeting will be held on December 15, 2016 at 7:00 p.m.

Township Manager Andrew Stern asked Mr. Nonnemacher if he would like to make his announcement. Mr. Nonnemacher indicated to the members that this year will be his last year serving on the Planning Commission. He thanked staff for all their support and their friendship. Mr. Stern indicated that Mr. Nonnemacher and Mrs. Yoder have agreed to be alternate members for the Planning Commission if the Board so chooses.

Mr. Stern discussed with the members the main topic for the joint meeting regarding the Comprehensive Plan Update which will be trails and walkways. He also indicated that the deferral list for sidewalks will probably not be completed for the joint meeting, because this will take some time to compile.

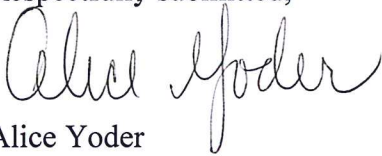
VI. Adjournment to Joint Special Meeting with Board of Supervisors for Comprehensive Plan

Vice Chairman Rodman 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. Groff, seconded by Mr. Nonnemacher, to adjourn the meeting.
Carried 4-0.

Vice Chairman Rodman adjourned the meeting at 7:50 p.m.

Respectfully submitted,



Alice Yoder
Secretary