

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of November 19, 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, November 19, 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; Dean Severson, Community Planner for Lancaster County and Maria K. McDonald, Recording Secretary.

I. Minutes

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of October 15, 2015. **Carried 5-0.**

II. Communications

Chairman Beam asked if there were any communications.

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

III. Briefing Items - None

IV. Agenda Items

A. 3909 Abel Drive – WHTPC 15-14

Final Land Development Plan

Location: 3909 Abel Drive

Mr. Michael Saxinger of Saxinger Associates, Inc. informed the members that the applicant is proposing to construct 50 mini-storage units or fewer units but larger sizes and a professional office with a larger attached storage on a 1.25 acre lot, but the footprint of the building will stay the same size regardless of the number of units. The lot is located at 3909 Abel Drive (Lot 9) and is zoned C-2 Commercial. There is public water and sewer available and storm water facilities are shown on the plan. The applicant is requesting the following waivers from the Subdivision and Land Development Ordinance: Section 305-Preliminary Plan Processing; Section 403.A-Traffic Impact Study; Section 602.N-Sidewalks; Section 602.R-Clear Sight Triangle; and Section 609.A-Landscaping and Buffer Planting. The applicant is also requesting the following waiver from the Storm Water Management Ordinance: Section 122-48.1A-Volume Control.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the waiver for Section 305-Preliminary Plan Processing based upon the justification provided, with the condition that the applicant satisfies preliminary and final plan requirements to the satisfaction of the Township. **Carried 5-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to approve the waiver for Section 403.A-Traffic Impact Study based on the justification provided and subject to the applicant providing a fee in lieu of any required improvements in an amount satisfactory to the Township. **Carried 5-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to deny the waiver for Section 602.N-Sidewalk but allow the applicant to defer the installations of sidewalks until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to approve the waiver for Section 602.R-Clear Sight Triangle based upon the justification and alternative provided showing as much clear sight triangle as practical. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mrs. Yoder, to approve the waiver for Section 609.A-Landscaping and Buffer Planting based upon the justification and alternative provided and subject to the applicant providing a fee in lieu of the additional required buffer plantings in an amount satisfactory to the Township. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to approve the waiver for the Storm Water Management Ordinance Section 122-48.1.A-Volume Control based upon the justification and alternative provided with the condition that PADEP water quality worksheets (WS-12 and WS-13) are submitted, verifying that adequate water quality measures are being proposed. **Carried 5-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to approve the Final Land Development Plan for 3909 Abel Drive with the condition that the applicant satisfies all comments to satisfaction of the Township. **Carried 5-0.**

V. The next regular meeting will be held on December 17, 2015 at 7:00 p.m.

The members welcomed Dean Severson of the Lancaster County Planning Commission. Mr. Severson informed the members of the kick-off of the County Comprehensive Plan earlier this month. He also informed them to please look at the website places2040.org where there is an online survey to take at their leisure.

Township Manager Ron L. Youtz informed the members that if they want to hold their meetings next year at the same as they have done historically, then at their organizational meeting on

January 21st, 2016, if it is agreeable to the Planning Commission, he would like to suggest to the Board of Supervisors to have a joint meeting to discuss the Comprehensive Plan and the historical information to start sharing ideas.

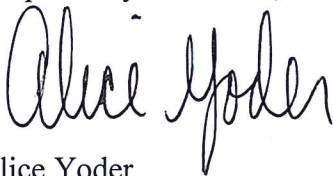
VI. Adjournment

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. Groff, seconded by Mr. Rodman, to adjourn the meeting.
Carried 5-0.

Chairman Beam adjourned the meeting at 7:55 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Alice Yoder". The signature is fluid and cursive, with the first name "Alice" being more prominent than the last name "Yoder".

Alice Yoder
Secretary