

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of December 15, 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, December 15, 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 Jodi Heffner, Zoning Officer; Andrew Stern, Township Manager; Melissa Kelly, Township Engineer and Maria McDonald as Recording Secretary.

**I. Minutes**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of November 17, 2016. **Carried 5-0.**

**II. Communications**

Mrs. Yoder reported that she has received from Lancaster County Planning Commission the notice of receipt of the Municipal Building Plan for the Township.

**III. Briefing Items**

Zoning Officer Jodi Heffner explained the Lewis Plan – WHTPC 17-16 – to the members. The applicant is proposing to subdivide the 5.28 parcel into two lots. Lot 1 will be 1.45 acres and Lot 2 will be 3.84 acres. They are proposing to construct a single family dwelling on Lot 2 with a driveway and storm water management facilities. The Lewises, who were granted a Conditional Use by the Board of Supervisors on October 6, 2015, have agreed to pay into the Township's TDR fund.

**IV. Agenda Items**

**A. Kinsley Equities II, L.P. – WHTPC 14-16**

**Final Subdivision Plan**

**Location: 3639 Hempland Road**

Tom Englerth, project development manager with Site Design Concepts, and Mike Jeffers of Kinsley Equities were present to explain the two-lot subdivision of 8.75 acres total on Hempland Road and Donnerville Road. They were able to meet all the requirements of the zoning variance they received in September 2016 (minimum landscape area) and at this point have satisfied everything indicated on the Engineer's comments. At present there are two businesses on one lot and Kinsley is seeking to divide the lot into two lots with each lot having a building on it.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the waiver to Section 404.C.3 – Existing Features based upon the justification and alternative provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the waiver to Section 602.K – Reconstruction of Existing Streets based upon the justification provided. **Discussion:** Mrs. Yoder asked what the reconstruction would be. Mr. Beam said it would be widening Donnerville Road, which was improved in accordance with the previously approved Land Development Plan. **Carried 4-0; Mrs. Yoder - no.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the waiver to Section 602.M – Curbing along North Donnerville Road and Hempland Road based upon the justification provided that no curbing exists along these roads. **Carried 4-0; Mrs. Yoder - no.**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the waiver to Section 602.N – Sidewalks along North Donnerville Road and Hempland Road based upon the justification provided that no sidewalks exist along these roads. **Carried 4-0; Mrs. Yoder - no.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the waiver to Section 602.R – Clear Sight Triangle based upon the justification and alternative provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to approve the final subdivision plan for Kinsley Equities II, L.P., 3639 Hempland Road, provided that all Engineer and Staff comments are addressed. **Carried 5-0.**

#### **B. Summit Living, LLC – WHTPC 18-16 Petition to Amend Zoning Ordinance**

Sean E. Summers, attorney from Summers Nagy Law Office, and Steve Artz of Summit Living are seeking a text amendment to the Township's Zoning Ordinance to increase the density (8.7 DU/acre) and to reduce the number of required parking spaces in the Traditional Village area. The petition addresses the dwelling unit issue, and Mr. Summers said his staff copied and pasted the exact language that is in the Township's current Open Space Ordinance into their petition to apply to the Traditional Village. He is asking the Planning Commission members to accept this into the Township. There is a legal process to go through that is necessary for a text amendment. The modifications asked for are 50 per cent on setbacks and 45 feet in height, the maximum modifications currently allowed within the Planned Village District. Maximum dwelling unit density in the entire Township is three. Rather than seeking a variance, Mr. Artz is asking for modifications to the TV zoning to make it similar to the Open Space Plan.

Chairman Beam said there are places for higher density in this area and we are looking to do just that with the Comprehensive Plan update. This would help spur development in the TV area. Mr. Artz's proposal to build apartments would help with what he envisions the TV development to be. Chairman Beam said no formal action is necessary tonight; Mr. Artz is simply looking for feedback. The issues at hand are the density and number of dwelling units that Mr. Artz is proposing. Township Manager Andrew Stern said neither the Township Solicitor nor the Township Engineer have finished their review of the petition, nor has the County Planning Commission met yet, so it is his recommendation to hold off

until the January 2017 Planning Commission meeting. The Commission members were in agreement with Mr. Stern.

**C. George & Lorraine Lewis – Resolution 14-16**  
**Sewage Facilities Planning Module**  
**Location: 1725 Clear Spring Road**

Chairman Beam signed the Sewage Facilities Planning Module that was submitted to the Township by DEP for George and Lorraine Lewis at 1725 Clear Spring Road.

**D. West Hempfield Township Municipal Services Complex – WHTPC 16-16**  
**Preliminary/Final Land Development Plan**  
**Location: 3476 Marietta Avenue**

Township Manager Andrew Stern addressed the members regarding foregoing the first step in the approval process – the briefing stage – and going directly to final development approval due to time constraints in putting the project out to bid In January 2017. The sooner the project goes out to bid, the less expensive it might be due to rising interest rates and the economy.

In addressing this special consideration. Chairman Beam said he was reluctant to set a precedent. In order to entertain this request, he has to find something that makes this request a little different. He said the Township technically does not have to file a land development plan, but it is the right thing to do. Mr. Stern said in order to alleviate any concerns he has been working very closely with David Miller/Associates and having Rettew Engineering double check everything to make sure nothing is overlooked.

Todd Vaughn of DMA explained the project and the necessary modifications. The topography has a low spot on it that does not drain easily. The prior plan for development on the site (for the West Hempfield Fire and Rescue building only) required an easement along the rear of adjacent properties down to the old railroad and then to the existing swale for discharge. That easement exists today and can be used. However, the new plan looks to go straight across the field to the drainage ditch, This plan has not been worked out with the property owner, Mr. Heisey, but a meeting is scheduled with him for next week.

The main entrance and exit for the Police Department and Municipal offices is located on the western side of the building. The Fire Department entrance is on the eastern side. A series of rain gardens and swales will be incorporated around the building to help with runoff due to the flatness of the property. Some of the challenges associated with this project are storm water discharge, clear sight triangles, obtaining a PennDOT permit for the driveways, preparing a traffic impact study, accelerating the final plan approval, modifying the discharge pipe length and slope, and adding an inlet and a pipe due to the low elevation.

Chairman Beam asked if they had considered burying a manhole below the plow line. He feels this is a reasonable alternative. Mr. Vaughn said this is something they can discuss with Mr. Heisey. Mrs. Yoder ascertained that the new facility is located just outside the Traditional Village Zone. Sidewalk and curbing will be provided, and there will be three flagpoles in front of the building.

**Waivers**

**Subdivision and Land Development Ordinance**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waiver of Section 305 – Preliminary Plan Processing, provided all preliminary and final plan requirements are met to the satisfaction of the Township. **Carried, 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend approval of the waiver of Section 403 – Traffic Impact Study based on the justification provided. **Carried, 5-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the waiver of Section 602.R – Clear Sight Triangle based on the justification provided and subject to the evidence of an approved PennDOT HOP permit. **Carried, 5-0.**

**Storm Water Management Ordinance**

**Motion:** A motion was made by Mrs. Yoder, seconded by Mr. Groff, to recommend approval of the waiver of Section 122-46.4 – Pipe Length/Slope based on the justifications provided. **Discussion:** Mr. Beam suggested that the waiver provide for a manhole buried below the plow line in the farm field. Mr. Vaughn said they could discuss the buried manhole idea with the adjoiner (Mr. Heisey) but he cannot guarantee that he will accept it.

**Amended motion:** A motion was made by Mrs. Yoder, seconded by Mr. Groff, to recommend approval of the waiver of Section 122-46.4 – Pike Length/Slope based on the justification provided, with the suggestion that a manhole be buried below the plow line and provided the adjoining landowner is in agreement. **Carried, 5-0.**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waiver of Section 122-47.3 – Emergency Spillway based on the justification and the alternative provided. **Carried, 5-0.**

**Final Plan**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the Preliminary/Final Land Development for the West Hempfield Township Municipal Services Complex provided that all conditions are met to the approval of the Township Engineer and Staff. **Carried, 5-0.**

**V. The next regular Planning Commission meeting will be held on January 19, 2017 at 7:00 p.m.**

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

Chairman Beam expressed his thanks for the services of Alice Yoder and Dan Nonnemacher who are leaving the Planning Commission. He asked if there were any other comments or business to be conducted. Being none, he called for a motion to adjourn the meeting.

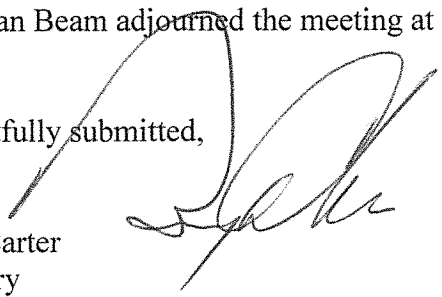
**Motion:** A motion was made by Dan Nonnemacher, seconded by John Rodman, to adjourn the meeting. **Carried 5-0.**

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

Respectfully submitted,

Barry Carter  
Secretary

A handwritten signature in black ink, appearing to read 'Barry Carter', is written over the typed name and title. The signature is fluid and cursive, with a large initial 'B'.