

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of February 18, 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, February 18, 2016. 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 and Larry Groff were present. Also in attendance were Ron L. Youtz, Township Manager; Benton Webber, Township Engineer; Dean Severson, Community Planner for Lancaster County; Jodi Heffner, Zoning Officer and Maria K. McDonald, Recording Secretary. Dan Nonnemacher and Alice Yoder were not present for the meeting.

I. Pledge of Allegiance

II. Minutes

Members reviewed the minutes of the January 21, 2016 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to approve the minutes of January 21, 2016. **Carried 3-0.**

III. Communications

Chairman Beam asked if there were any communications at this time. Chairman Beam indicated that he had received comments from the Lancaster County Planning Commission on the 4190 Nolt Road Preliminary/Final Subdivision Land Development Plan.

IV. Briefing Items - None

V. Agenda Items

A. 4190 Nolt Road – WHTPC 1-16
Preliminary/Final Subdivision Land Development Plan
Location: 1151 Montezuma Drive

Tim, Meagan, and Larry Nolt informed the members that they are proposing to subdivide a 1.503 acre lot from the 71.636 acre parcel located at 1151 Montezuma Drive. The applicant is proposing to build a single family dwelling on the 1.053 acre lot which will be located off Nolt Road. An on-lot septic system will be installed along with a private well.

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waiver for Section 602.K.5-Dedication of Additional Right-of-Way based upon the alternative provided. **Carried 3-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the waiver for Section 602.K.6-Improvement of Existing Streets based upon the justification provided. **Carried 3-0.**

**West Hempfield Planning Commission
Minutes of February 18, 2016**

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waiver for Section 602.M-Curving based upon the justification provided. **Carried 3-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the waiver for Section 602.N-Sidewalk based upon the justification provided. **Carried 3-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the 4190 Nolt Road Preliminary/Final Subdivision Land Development Plan with the condition that the applicant satisfies all comments and requirements to the satisfaction of the Township. **Carried 3-0.**

VI. The next regular meeting will be held on March 17, 2016 at 7:00 p.m.

Chairman Beam asked if there were any comments from the audience. Mr. Bill Swiernik of David Miller Associates and Mr. Hershey indicated to the members that they know the Planning Commission will be having a meeting with the Board of Supervisors tonight regarding updating the Comprehensive Plan and would like to remind them of their discussion that they had with them last year. The discussion was regarding the possibility of hopefully rezoning a tract of land next to the Urban Growth Boundary Line to build higher density with an open plan concept. The members thanked Mr. Swiernik and Mr. Hershey for their reminder and time and indicated that they are aware that they have to take a look at the housing demand when they update the Comprehensive Plan.

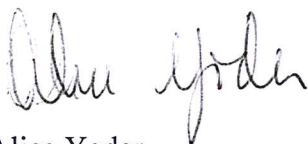
VII. Adjournment

Chairman Beam 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 3-0.**

Chairman Beam adjourned the meeting at 7:30 PM.

Respectfully submitted,



Alice Yoder
Secretary