

## WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION

### Minutes of March 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, March 17, 2016. Chairman Ron Beam called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Board members John Rodman, Vice Chairman, Dan Nonnemacher and Larry Groff were present. Also in attendance were Ron L. Youtz, Township Manager, Jodi Heffner, Zoning Officer and Maria K. McDonald, Recording Secretary. Benton Webber, Township Engineer, was not present for the meeting.

#### **I. Pledge of Allegiance**

#### **II. Minutes**

Members reviewed the minutes of the February 18, 2016 meeting.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to approve the minutes of February 18, 2106. **Carried 4-0.**

#### **III. Communications**

Chairman Beam asked if there were any communications at this time. Chairman Beam indicated that he had received notice of plan receipts from the Lancaster County Planning Commission on Greg Bechtold Lot Add-On Plan and for the Sewer Module of 4190 Nolt Road Preliminary/Final Subdivision Land Development Plan. Also received was notice of the special joint meeting between the West Hempfield Township Supervisors and Planning Commission on March 24, 2016 at 7:00 PM.

#### **IV. Briefing Items**

##### **A. Greg Bechtold – WHTPC 2-16**

##### **Lot Add-On Plan**

##### **Location: 1058 Prospect Road**

Ms. Jodi Heffner informed the members that the applicant is proposing to subdivide three portions of Lot 4 (the parent tract) and add to existing Lots 1, 2, and 3. There are no proposed improvements as part of this plan. The purpose is to transfer no more than one half (0.50) acres to land to increase the size of an existing residential lot. The parent tract is mostly comprised of forested areas with buildings and a driveway. The parent tract is not used for agricultural purposes.

Mr. Todd Smeigh of D.C. Gohn Associates, Inc. stated to Chairman Beam that they contacted Ben Webber and worked through some of the review comments that he had. This is a fairly straightforward plan adding 1/2 of acre to each lot. Mr. Smeigh indicated that he will see Chairman Beam next month.

##### **B. McCarthy Tire & Auto Expansion – WHTPC 3-16**

##### **Final Land Development Plan**

##### **Location: 1004 Stony Battery Road**

**West Hempfield Planning Commission  
Minutes of March 17, 2016**

Ms. Jodi Heffner informed the members that the applicant is proposing an expansion of the existing facility to accommodate 22 additional employees. Site improvements include parking and internal vehicular access to the facility. Storm water facilities will be addressed and it is anticipated that the existing storm water basin will be expanded to accommodate the new facility. The applicant was before the Zoning Hearing Board and was granted a variance of 37 feet from the required 50 foot side setback to construct the proposed expansion.

**V. Agenda Items**

**A. Discussion on Sketch Plan**

**Location: 3733 Marietta Avenue**

Steve Gergely of Harbor Engineering and Mr. Greg Hill of Keystone Custom Homes informed the members that they are submitting an informal sketch plan for discussion only on a residential townhouse development. Mr. Gergely stated that they would like to combine and develop the three properties owned by 3733 Marietta Avenue Associates with a rental townhouse development with potentially developing commercial uses on the undeveloped portion in the future. They would like to do the residential area first then incorporate the commercial/retail later. These parcels are currently located in the Traditional Village District. The sketch plan proposes 40 townhouse units that would be rental units under a single ownership. Under the Traditional Village zoning requirements, townhouses are permitted by Conditional Use. Because the townhouses are the only use shown at this time, only 60% of the coverage allowances established in the Ordinance are permitted in order to provide for future mixed-used opportunities. Because the townhouses would be under single ownership there is no subdivision of the land proposed and a private access drive would serve the units with no on-street parking.

At 7:15 PM Mrs. Alice Yoder joined the Planning Commission Meeting.

The members indicated to the applicants that they would need to make sure the sketch plan meets the ordinance and to pay attention to the architectural standards for the Traditional Village District. Also, in the future the sketch plan should show where and how the potential commercial section would be incorporated. There was discussion on having condos instead of townhouse units as relating to the private road standards and maintenance.

The members informed the applicants that they are updating the Comprehensive Plan and there might be some changes to demographics in the Township. Further discussion was held regarding the applicant to take the sketch plan to the Supervisors, and the outcome of the discussion was that the applicant will proceed to the Board of Supervisors.



**West Hempfield Planning Commission  
Minutes of March 17, 2016**

**B. Sewage Facilities Planning Module  
Subdivision and Land Development Plan  
Location: 4190 Nolt Road**

Mr. Ron Youtz, Township Manager, informed the members that the applicant had submitted a sewage facility planning module for the 4190 Nolt Road Subdivision and Land Development Plan which would need to be signed by the Chairman of the Planning Commission. A resolution will need to be adopted by the Board of Supervisors.

**C. Board of Supervisors Special Meeting on March 24, 2016 at 7:00 PM**

Mr. Youtz indicated to the members that at this meeting there will be someone from Rettew Associates with different land maps to review to see what lands we have and will need. Mr. Youtz also indicated that Mr. Dean Severson of the Lancaster Planning Commission had forwarded some information to him late this evening and this will be shared at the meeting. Mr. Severson will also be attending our meeting on March 24, 2016.

**VI. The next regular meeting will be held on April 21, 2016 at 7:00 p.m.**

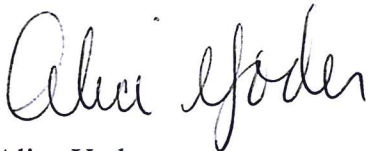
**VII. Adjournment**

Chairman Beam 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 PM.

Respectfully submitted,



Alice Yoder  
Secretary