

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of April 27, 2016

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Wednesday, April 27, 2016. Chairman Ron Beam called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Board members John Rodman, Vice Chairman, and Alice Yoder were present. Also in attendance were Benton G. Webber, Township Engineer; Ron L. Youtz, Township Manager; Jodi Heffner, Zoning Officer and serving as Recording Secretary. Larry Groff and Dan Nonnemacher were not in attendance.

I. Minutes

Motion: A motion was made by Mr. Rodman, seconded by Mrs. Yoder, to approve the minutes of March 17, 2016. **Carried 3-0.**

II. Communications

Chairman Beam asked if there were any communications. Mrs. Yoder asked if the Township had received the Lancaster County Planning Commission comments for the Bechtold agenda item. Mr. Beam said yes.

III. Briefing Items

A. 1510 Silver Spring Road – WHTPC 6-16
Final Subdivision Plan
Location: 1510 Silver Spring Road

Ben Webber informed the members that the applicant is proposing a no-improvement subdivision of two lots along Silver Spring Road. In February 2016 the applicant received a variance because the proposed subdivided lots exceed the maximum size acreage in the Rural Zoning District. Rettew Associates have done a review letter on the subdivision plan.

IV. Agenda Items

A. Greg Bechtold – WHTPC 2-16
Lot Add-On Plan
Location: 1058 Prospect Road

Brian Cooley of D.C. Gohn and Mr. Bechtold, the applicant, reviewed the plan that was presented as a briefing item in March 2016. Lot #4 is the parent tract located on Prospect Road. The applicant is proposing to subdivide the parent tract and add one-half (.5) acre to Lots 1, 2 and 3. Rettew Associates have reviewed and commented on the subdivision plan. The applicant and Mr. Cooley do not have any problems with the comments in the review. The issue of ownership and maintenance agreement of the shared driveway is being addressed by Mr. Bechtold's attorney.

Motion: A motion was made by Mr. Rodman, seconded by Mrs. Yoder, to approve the requested waiver of 404.A.1 – Plan Scale based upon the justification and the alternative provided. **Carried 3-0.**

Motion: A motion was made by Mrs. Yoder, seconded by Mr. Rodman, to approve the subdivision plan based on the recommendations of the Township Engineer. **Carried 3-0.**

**B. McCarthy Tire & Auto Expansion – Withdrawal
Final Land Development Plan**

C. Board of Supervisors Special Meeting on April 27, 2016 at 7:00 p.m.

V. The next regular meeting will be held on May 19, 2016 at 7:00 p.m.

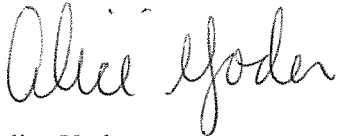
VI. Adjournment

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. Rodman, seconded by Mrs. Yoder, to adjourn the meeting. **Carried 3-0.**

Chairman Beam adjourned the meeting at 6:42 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alice Yoder".

Alice Yoder
Secretary