

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of May 19, 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, May 19, 2016. Vice Chairman John Rodman called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members John Rodman, Vice Chairman, 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 and Maria K. McDonald as Recording Secretary. Chairman Ron Beam and Dan Nonnemacher were not in attendance.

**I. Minutes**

**Motion:** A motion was made by Mrs. Yoder, seconded by Mr. Groff, to approve the minutes of April 27, 2016. **Carried 3-0.**

**II. Communications**

Vice Chairman Rodman asked if there were any communications. Mrs. Yoder reported that the Township had received the Lancaster County Planning Commission comments for the 1510 Silver Spring Road Final Subdivision Plan and for the Warren Diffenderfer Family Trust and Rodney M. & Teresa K. Heisey Lot Addition Plan.

**III. Briefing Items - None**

**IV. Agenda Items**

**A. 1510 Silver Spring Road – WHTPC 6-16**

**Final Subdivision Plan**

**Location: 1510 Silver Spring Road**

Mr. Steven Black of Land Grand Surveyors, representing John and James Forry, informed the members that the applicant is proposing a no-improvement subdivision of a 15.7 acre parent tract into two agricultural 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. The plan was presented to the Board of Supervisors as a briefing item on May 3, 2016. Mr. Black has revised the subdivision plan tonight from the first comment letter issued from Rettew Associates. Mr. Black proceeded to ask for waivers for the plan and Mr. Webber asked if there has been a written request for the waivers. Mr. Black stated that a letter was emailed to Mr. Webber this week around May 17, 2016. Mr. Webber and the Planning Commission members informed Mr. Black that they have not received the request for the waivers as of today. The Township Engineer had checked his email and indicated that he did receive the email on May 18, 2016, but the Township did not receive the request. The members indicated that they would like the Engineer and the Township to have to time to review the request and would table the plan until next month.

**B. 4644 Oriole Avenue – WHTPC 7-16**

**Post Construction Storm Water Management Plan**

Mr. Matt Mack of Ludgate Engineering indicated to the members that the applicant is proposing to construct a single family two story detached dwelling with an attached garage and deck on the existing .60 acre lot zoned R-2. The lot does have access to public sewer and water. The post construction storm water plan submitted tonight shows the installation of a storm water basin with an erosion control plan.

**Motion:** A motion was made by Mr. Groff, seconded by Mrs. Yoder, to approve the Post Construction Storm Water Plan for 4644 Oriole Avenue provided all the comments are adhere to, to the satisfaction of the Township and Engineer. **Carried 3-0.**

**V. The next regular meeting will be held on June 16, 2016 at 7:00 p.m.**

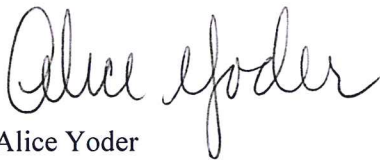
**VI. Adjournment**

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

Chairman Beam adjourned the meeting at 7:25 p.m.

Respectfully submitted,



Alice Yoder  
Secretary