

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of June 16, 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, June 16, 2016. Vice Secretary Alice Yoder called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members Dan Nonnemacher and Larry Groff were present. Also in attendance were Benton G. Webber, Township Engineer; Dean Severson, Community Planner for Lancaster County; Jodi Heffner, Zoning Officer and Maria K. McDonald as Recording Secretary. Chairman Ron Beam and Vice Chairman John Rodman were not in attendance.

I. Minutes

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of May 19, 2016. **Carried 3-0.**

II. Communications

Secretary Yoder asked if there were any communications. Mrs. Yoder reported that the Township had received correspondence tonight from the Township Attorney regarding the Warren W. Diffenderfer Family Trust and Rodney M. & Teresa K. Heisey Lot Addition Plan.

III. Briefing Items

A. Warren W. Diffenderfer Family Trust & Rodney M. & Teresa K. Heisey – WHTPC 5-16 Preliminary/Final Lot Add-On Plan
Location: 3510 Marietta Avenue

Ms. Jodi Heffner informed the members that the applicant Warren W. Diffenderfer Family Trust is proposing to subdivide a small area of property from the south side of his lot (Lot 1- Dollar General Site) and add it to the property owned by Rodney M. and Teresa K. Heisey (Lot 2). The plan will also subdivide a small area of property from Lot2 and add it to Lot 1. The properties are located along the south side of Marietta Avenue and along the northeast side of Summit Drive.

IV. Agenda Items

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

Mr. Steven Black of Land Grant 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 was granted a variance because the proposed subdivided lots exceed the maximum size acreage in the Rural Zoning District. The plan was tabled at the last meeting due to the fact that there was not enough sufficient time for the Township or Township Engineer to review the submitted modifications from the applicant.

Mr. Black informed the members that they are requesting the following waivers for Section 602.K.6-Improvement of Existing Streets; Section 602.M-Curbing along Streets; Section 602.N-Sidewalk along Streets; and Section 609.E.8-Street Trees.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to deny the modification waiver for Section 602.K.6-Improvement of Existing Streets, but allow the applicant to defer the reconstruction of Silver Spring Road until such times as the Township, at its sole discretion, determines that the improvements are necessary in the area. **Carried 3-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to deny the modification waiver for Section 602.M-Curbing along Streets, but allow the applicant to defer the installation of curbing along Silver Spring Road until such times as the Township, at its sole discretion, determines that the improvements are necessary in the area. **Carried 3-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to deny the modification waiver for Section 602.N-Sidewalks along Streets, but allow the applicant to defer the installation of sidewalk along Silver Spring Road until such times as the Township, at its sole discretion, determines that the improvements are necessary in the area. **Carried 3-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to deny the modification waiver for Section 609.E.8-Street Trees, but allow the applicant to defer the installation of street trees along Silver Spring Road until such times as the Township, at its sole discretion, determines that the improvements are necessary in the area. **Carried 3-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to approve the Final Subdivision Plan for 150 Silver Spring Road provided all the comments are adhered to, to the satisfaction of the Township and Engineer. **Carried 3-0.**

B. Columbia Water Request for Information

Ms. Heffner informed the members that Columbia Water Company sent a letter requesting information regarding designated growth areas, anticipated zoning changes, and anticipated growth in population through 2040 in the West Hempfield Township. This information is needed for them to renew their Pennsylvania Department of Environmental Protection water allocation permit, which predicts their growth and expansion over the next 25 years. The Township wanted to inform the members of the letter, and that the Township will give the water company the information as requested. They will also inform them that the Township is currently working on update for the Comprehensive Plan and this information might change.

Secretary Yoder informed the members and Staff that the Board of Supervisors Special Meeting is next.

V. The next regular meeting will be held on July 21, 2016 at 7:00 p.m.

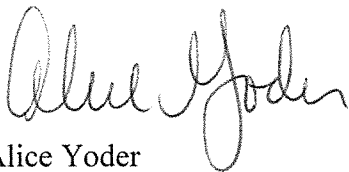
VI. Adjournment

Secretary Yoder asked if there were any other comments or business to be conducted. Being none, she called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to adjourn the meeting. **Carried 3-0.**

Secretary Yoder adjourned the meeting at 7:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alice Yoder". The signature is written in black ink and is positioned above the printed name and title.

Alice Yoder
Secretary