

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of July 21, 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, July 21, 2016. Chairman Ron Beam 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; Jodi Heffner, Zoning Officer and Maria K. McDonald as Recording Secretary. Vice Chairman John Rodman and Secretary Alice Yoder were not in attendance.

I. Minutes

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of June 16, 2016. **Carried 3-0.**

II. Communications

Chairman Beam asked if there were any communications. Chairman Beam reported that the Township had received correspondence tonight from the LCPC with an announcement that Mr. Dean S. Severson was promoted to New Director for Community Planning and that Mr. Robert E. Bini was promoted to New Director for Transportation Planning.

III. Briefing Items

A. Treztark II, LP-Stony Battery Commerce Center Phase IV – WHTPC 8-16

Final Land Development Plan

Location: Primrose Lane

Ms. Jodi Heffner informed the members that the applicant will be proposing 3 commercial units and 15 multi-family attached units. The applicant received Zoning Hearing Board approval on April 12, 2016 for the maximum density for an additional 7 residential units for a maximum of 15 residential units. The lot will be serviced by public water and sewer.

IV. Agenda 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

Chairman Beam informed the members and staff that a time extension request letter was received from Steckbeck Engineering & Surveying Inc. on the Preliminary/Final Lot Addition Plan for Warren W. Diffenderfer Family Trust and Rodney M. and Teresa K. Heisey.

Motion: A Motion was made by Mr. Nonnemacher, seconded by Mr. Groff, recommend the time extension for the Preliminary/Final Lot Addition Plan for Warren W. Diffenderfer Family Trust and Rodney M. and Teresa K. Heisey as requested. **Carried 3-0.**

B. Kinsley Equities II LP – Discussion
Location: 3639 Hempland Road

Mr. David Koraitch with LSC Design and Mr. Mike Jeffers from Kinsley Equities informed the members that they would like to subdivide the two existing buildings located at 3639 Hempland Road. They currently have separate addresses and there are no improvements being proposed with the subdivision. There are conflicting notes regarding the ability to subdivide the lot on the recorded plan. They do not meet impervious coverage on one lot and will have to obtain approval for a variance from the Zoning Hearing Board. There was a discussion between the members and applicants and it was determined once they have obtained Zoning Hearing Board approval they would come again before the Planning Commission with the proper easements and waiver requests needed for a subdivision plan.

C. Board of Supervisors Special Meeting on August 17, 2016 at 7:30 PM

Chairman Beam informed the members and Staff that the Board of Supervisors Special Meeting with the Planning Commission will be held on Wednesday, August 17, 2016 at 7:30 p.m.

V. The next regular Planning Commission meeting will be held on August 18, 2016 at 7:00 p.m.

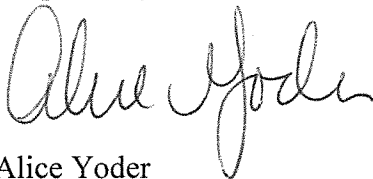
VI. Adjournment

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. Nonnemacher, seconded by Mr. Groff, to adjourn the meeting. **Carried 3-0.**

Chairman Beam adjourned the meeting at 7:35 p.m.

Respectfully submitted,



Alice Yoder
Secretary