

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of July 23, 2015**

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 23, 2015. Chairman Ron Beam called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members John Rodman, Vice Chairman, and Dan Nonnemacher were present. Also in attendance were Ron L. Youtz, Township Manager; Benton Webber, Township Engineer; Jodi Heffner, Zoning Officer; and Maria K. McDonald, Recording Secretary.

**I. Minutes**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to approve the minutes of June 18, 2015. **Carried 3-0.**

**II. Communications**

Chairman Beam asked if there were any communications and there were none.

**III. Briefing Items - None**

**A. George M. & Lorraine Lewis – WHTPC 15-10**

**Conditional Use**

**Location: 1725 Clear Spring Road**

Chairman Beam indicated that the applicant is not here tonight and the Conditional Use Application will be postponed until the August Planning Commission Meeting.

**B. Saint Anne's Retirement Community – WHTPC 15-07**

**Preliminary/Final Land Development Lot Add-On Plan**

**Location: 3952 Columbia Avenue**

The applicant operates an existing continuing care retirement community located on a 52.71 acres zoned R-3 Residential District which is located at 3952 Columbia Avenue, Columbia, PA. The facility is a "full service" Continuing Care Retirement Community which has personal care nursing rooms, assisted and independent living apartments, and duplex and single cottages. They are proposing to expand the existing retirement community on southern side of the parcel. The proposed expansion includes 72 new multiple family dwelling units (apartments) within 3 buildings; 8 new cottages with one car garages and 26 cottages with two car garages. The 34 units will consists of single family semi-detached dwelling units or duplex cottages. The proposed plan requires 142 spaces and 231 spaces are provided.

Ms. Cheryl Love of ELA Group, Inc. along with Mary Turnbaugh, Michele Bard, and Joseph Donaldson of Saint Anne's informed the members that they have seen this plan before in November of 2014 as a Conditional Use Application. They have received zoning approval from the Zoning Hearing Board in June of 2014 and Conditional Use approval from the Board of Supervisors in January of 2015. Ms. Love indicated that this is a difficult site to develop with the City's 42" water supply main running east/west through the center of the property, and steep slopes surrounding 3 sides of the remaining lot area for the proposed expansion of cottages and apartment buildings. The applicant has met with the City to share the plans with them and they reviewed the project in relation to the water line. Based on their input they adjusted the proposed road grades on the western end of the project to reduce the amount of earth fill over their existing water line.

The locations and numbers of the proposed buildings have remained the same as previously approved through zoning variance and conditional use plans. The project consists of 34 cottage units and 72 total apartments housed within 3 buildings. This is identified on the plans as Phase I, Phase II and Phase III. They have included the +/- 9 acres of property to the south that will be joined to Saint Anne's property through the Lot Add-On Plan included in with this submission. Saint Anne's is in the process of finalizing this sales agreement. Also with the Open Space Plans with the Conditional Use there has been 3.4 acres of trails added. They have received water and sewer capacities from Columbia Water and LASA. They have 10 different storm water facilities identified throughout the plans as well as multiple types of Best Management Practices (BMP) facilities. They are requesting the following waivers: Section 305-Preliminary Plan Processing; Section 602.1.1-Minimum Vertical Curve Length (waiver was withdrew with the applicant's July 22<sup>nd</sup> submittal to the Township); Section 602.-Horizontal Alignment; Section 602.K.1-Minimum Cartway Width; Section 602.k.6-Improvement to Existing Streets; Section 602.N.1-Four Foot(4') wide Grass Strip between the Curb and Sidewalk; Section 602.N.2-Sidewalks on both sides of the proposed Private Streets; Section 602.Q.5-Intersection Radius; Section 602.R.1.b.-Clear Sight Triangle; Section 122-48.1.A-Post Development Runoff Volume Control; and Section 404.A.1-Plan Scale (a written submittal was given tonight for this waiver request of the Plan Scale).

Chairman Beam asked Ms. Love if they have addressed and satisfied all the engineering comments. Ms. Love did indicate that they feel comfortable that they have addressed and can satisfied all the engineering comments. Mr. Benton Webber, Township Engineering informed the members that he had just received the revised submission yesterday and it has not been reviewed yet. The members indicated to Ms. Love that they would like to have the engineer's review/recommendations before they go further with the waiver request. Mr. Webber indicated to Ms. Love as they had discussed tonight would be more of a re-briefing of the project regarding her updates and changes to the members. Chairman Beam went on to indicate to the applicant that they usually like to have the engineer's recommendations on the waivers.

Mr. Ron Youtz, Township Manager indicated to the members that the Board of Supervisors are required to take action on this plan at their August meeting, unless the applicant would be agreeable to grant a time extension. He wanted to make sure everyone was aware and that it was on record that the Planning Commission saw this plan as a briefing item back on May 21, 2015 and



the Board has 90 days to act on the plan from that date, the applicant can grant the Board additional time to act on the plan. Ms. Love indicated that the applicant had already extended their agreement on their property to the south by the 45 day time period that was allowed in the original agreement so they would need to request additional time, but the applicant also stated that they would do what would be needed to move forward. The members asked the applicant to give them a few minutes to review the waiver requests. During their review of the waivers they conferred with Mr. Webber. The members finished their review and indicated to the applicant that they reconsidered and will take action on the waivers.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Waiver for Section 305-Preliminary Plan Processing based upon the justification provided with the most recent review. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Waiver for Section 602.J-Horizontal Alignment based upon the justification provided with the most recent review. **Carried 3-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Waiver for Section 602.K.1-Minimum Cartway Width to be 25' based upon the justification provided and with the condition that the all interior streets be posted for "No Parking" except in those areas where parallel parking has been shown and where the cart width is 25'. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend denial of the Waiver for Section 602.K.6.b-Improvements of Existing Streets-Cartway Width (§602.K.1) with the condition that the applicant defer the improvement of the Cartway Width until the Township requires it. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the denial of the Waiver for Section 602.K.6.b-Improvements of Existing Streets-Dedication of additional right-of-way (§602.K.3). **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the denial of the Waiver for Section 602.K.6.b-Improvements of Existing Streets-Sidewalks (§602.N) with the condition that the applicant defer the improvement until the Township requires it. **Carried 3-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Waiver for Section 602.N.1-Four foot (4') wide Grass Strip between the Curb and Sidewalk based upon the justification provided. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Waiver for Section 602.N.2-Sidewalks on both sides of the proposed Private Streets in accordance with what the applicant stated that providing sidewalks on only one side of the street and has been listed as a "Low Impact Development". **Carried 3-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Waiver for Section 602.Q.5-Intersection Radius based upon the 25' minimum cartway requirement at intersections. **Carried 3-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Waiver for Section 602.R.1.b-Clear Sight Triangle based upon the justification and the alternative provided. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Waiver for Section 122-48.1.A-Post Development Runoff Volume Control with the condition that the applicant agrees to adequately treat the water, detain the rate to under pre development conditions, as well as propose uncalculated native benefits to the stream habitat to the satisfaction of the Township and also that the applicant obtain the NPDES permit and add the additional riparian buffers as shown on the plan. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Waiver for Section 404.A.1-Plan Scale allowing one inch (1") to equals forty (40') and based upon the justification and the alternative provided. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Final Land Development Lot Add-On Plan for Saint Anne's Retirement Community, with the condition that the applicant satisfies all comments and requirements to the satisfaction of the Township Staff and Engineer. **Carried 3-0.**

**C. Sonlight School – WHTPC 15-09**  
**Final Minor Land Development Plan**  
**Location: 4075 Siegrist Road**

Mr. Bill Sell of Light-Heigel & Associates, Inc. indicated to the members that he is substituting for Mr. James Dunkelberger tonight because he is on vacation. The applicant is proposing a 5,120 sq.ft. addition to the existing building located at 4075 Siegrist Road, which is zoned Rural Agricultural. The addition will allow for the removal of the existing mobile classrooms. This project has been in the planning stages since 2010 as part of the Conditional Use approval granted by the Board of Supervisors on October 14, 2010. They are requesting the following waivers Section 305-Preliminary Plan Processing and Section 602.K.6.-Improvement of Existing Streets.

Mr. Sell indicated that he had a question concerning an interruption of zoning whether the internal island located in the parking lot would have to have curbing. After discussion with the members and the Township Engineer, Mr. Sell indicated that he would work with staff to comply with the ordinance.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Waiver for Section 305-Preliminary Plan Processing with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. **Carried 3-0.**



**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Waiver for Section 602.K.6.-Improvements of Existing Streets based on the justification provided. **Carried 3-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Waiver for Section 602.M-Curbing along Streets based on the justification provided. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Waiver for Section 602.N.2-Sidewalks along Streets based on the justification provided. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Waiver for Section 122-49.2.a.2-The impervious loading ratio in areas of carbonate geology needs to be 3:1 or less based on the justification provided. **Carried 3-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Final Minor Land Development Plan for Sonlight School, with the condition that the applicant satisfies all comments and requirements to the satisfaction of the Township, Staff, and Engineer. **Carried 3-0.**

**D. Benjamin & Amanda Wachstein – WHTPC 15-12**  
**Storm Water Management Plan**  
**Location: 3230 Grande Oak Place**

Mr. Kim Graybill of Pioneer Management, LLC indicated to the members that the applicant is proposing construction of a single family dwelling with an attached garage and driveway on an existing vacant 1.04 acre lot located at 3230 Grande Oak Place which is zoned R-2. The amount of proposed impervious coverage is 5,475 sq.ft. They are proposing a storm water management plan and are requesting the following waiver for Section 122-46.4.a.4.-The minimum pipe diameter in vehicular loading areas outside of the public right-of-way shall be 15”.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend the approval of the Waiver for Section 122-46.4.a.4-The minimum pipe diameter in vehicular loading areas outside of the public right-of-way shall be 15” to allow a 8” pipe based upon the justification provided. **Carried 3-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Storm Water Management Major Land Disturbance Plan for 3230 Grande Oak Place, with the condition that the applicant satisfies all comments and requirements to the satisfaction of the Township. **Carried 3-0.**

**E. Bardon Development LP – WHTPC 15-11**  
**Subdivision and Lot Add-On Plan**  
**Location: 3731 Columbia Avenue**

Mr. Brian R. Cooley of D.C. Gohn Associates, Inc. informed the members that they are submitting a Subdivision and Lot Add-On Plan to subdivide the Harclerode property located at 3731 Columbia Avenue zoned I-2. The property is along an existing stream and the municipal boundary line between West and East Hempfield Township. This plan will add a portion of the subdivided lot to the existing Bardon Development LP property. There are no proposed improvements as part of this plan.

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the approval of the Subdivision and Lot Add-On Plan for Bardon Development LP, with the condition that the applicant satisfies all comments and requirements to the satisfaction of the Township Staff and Engineer. **Carried 3-0.**

**V. The next regular meeting will be held on August 20, 2015 at 7:00 p.m.**

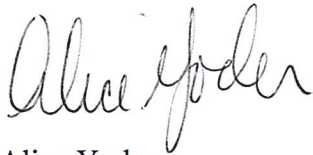
## **VII. Adjournment**

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. Rodman, to adjourn the meeting. **Carried 3-0.**

Chairman Beam adjourned the meeting at 8:30 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Alice Yoder".

Alice Yoder  
Secretary