

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of August 18, 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, August 18, 2016. Vice Chairman John Rodman 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 Jim Williams, Interim Township Manager; Benton G. Webber, Township Engineer; and Maria K. McDonald as Recording Secretary. Chairman Ron Beam and Secretary Alice Yoder joined the meeting at 7:10 p.m.

I. Minutes

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of July 21, 2016. **Carried 3-0.**

II. Communications

Vice Chairman Rodman asked if there were any communications. Vice Chairman Rodman reported that the Township had received comments from the LCPC regarding the Treztark II, LP-Stony Battery Commerce Center Phase IV.

III. Briefing Items - None

IV. Agenda Items

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

Final Land Development Plan

Location: Primrose Lane

Mr. Keith Heigel from Light-Heigel & Associates, Inc. informed the members they are proposing the last phase of the preliminary plan back in 1997, which will include a structure that will be commercial on the first floor along with residential and only residential on the second and third floor, which will be a total of 15 residential units. They 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. They are requesting the following waivers: Section 305 Preliminary Plan Processing; Section 402-Feasibility Report on Sewer and Water Facilities; and they withdrew the waiver request for Section 602.N.1-Sidewalk Grass Planting Strip. Mr. Heigel asked for the members to act on the waivers tonight.

Mr. Heigel informed the members that showing on the proposed plan are clear sight triangles that were created in earlier recorded plans, which are located on the private streets on either side of the location of the proposed building. They would like to honor those clear sight triangles even though they are located on private streets.

Mr. Heigel indicated to the members he would like some input regarding some trees that are along the property which were planted by the owner who tried to comply with the neighbor for additional

screening of trees. The trees are located in the clear sight triangle and he would like the members' opinion if the Township would like those trees cut down. The members indicated that they would not like to see those trees cut down but they will have to be cut down due to the fact they are located in the clear sight triangle, which is a liability issue. Mr. Webber indicated to Mr. Heigel they would need to discuss this issue on an engineering basis regarding the trees. Mr. Webber indicated that today they are moving away from the 100 foot clear sight triangle and as long as there is adequate safe stopping distance and there is a stop sign and you have to pull up, then the 100 foot clear sight triangle is overkill. Chairman Beam indicated that having nothing planted in the clear sight triangle is the regulation that exists today. Mr. Webber said yes it is and a waiver request would need to be acquired with justification.

Mr. Heigel indicated that he would like to throw on the table for discussion a possible waiver regarding the profiles of storm water facilities, streets, sanitary sewer facilities and water supply facilities shall be drawn at a horizontal scale of 1"=50' and at a vertical scale of 1"=10' or 1"=5'. They would like to propose provided storm water, sanitary sewer, and water supply facilities profiles are at 1"=20' and at a vertical scale of 1"=2'. The members indicated that they would entertain this modification.

Mr. Heigel also brought up for discussion a comment on the review letter from Rettew Associates dated August 3, 2016 regarding the issue that the applicant would need to consider providing some type of fall protection for the storm culvert at the intersection of the private drive serving the existing Mainstay Suites and the western private drive off of Primrose Lane. Mr. Heigel informed the members that he had talked to the owner and discussed with him this suggestion. The owner indicated that he does not want to put up a guide rail that would be an eyesore and he has not had any issues with this in the past and has not had to address this issue. Mr. Heigel asked for any comments that the members may have regarding this issue. There was a discussion among the members, Mr. Heigel, and Mr. Webber regarding the fall protection for the storm culvert. The outcome of the discussion was that this plan should not have to address this issue because there is no increased traffic from this plan and the culvert is actually on another existing plan that has been approved and recorded.

Mr. Heigel stated to the members he wants to work out the items he has asked about tonight so he and Mr. Webber can work through. Obviously it will have a cleaner plan so they will not have as much to work out next month. Mr. Heigel indicated to the members that he would like action on the three waivers tonight. The members indicated that there are only two waivers tonight because the one was withdrawn. Mr. Heigel indicated that there were three waivers: one for the preliminary plan, one for sewer water and feasibility report, and one for the scale. Mr. Heigel indicated that the waiver request was sent to the Township and Engineer. Mr. Webber indicated that neither the Township nor the Engineer has received the waiver request for the scale so it cannot be acted upon.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of Section 305-Preliminary Plan Processing based upon the justification provided with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township.
Carried 5-0.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend approval of Section 402-Feasibility Report on Sewer and Water Facilities based upon the justification provided. **Carried 5-0.**

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

Mr. Michael Lusaitis of Steckbeck Engineering & Surveying, Inc. and Mr. Webber 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) 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 Lot 2 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.

Mr. Lusaitis indicated that they are asking for the following waivers: Section 404.A.1-Plan Scale; Sections 602.K.6, 602.M, 602.N-Reconstruction of perimeter streets, providing sidewalks, and curbing; Section 607.A-Concrete Monuments; and Section 609.E-Street Trees.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 404.A.1-Plan Scale based upon the justification and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, recommending to deny the waiver for Sections 602.K.6, 602.M, 602.N-Reconstruction of perimeter streets, providing sidewalks, and curbing, but allow the applicant to defer the reconstruction of Marietta Avenue and Summit Drive and the installation of curbing and sidewalks until such time as the Township, at its sole discretion, determines that the improvements are necessary in the area. **Carried 4-1, Mrs. Yoder opposed.**

Motion: A motion was made by Mr. Rodman, seconded by Mrs. Yoder, to recommend approval the waiver for Section 607.A-Concrete Monuments along Marietta Avenue based upon the justification provided, but deny the waiver for Summit Drive, and the applicant needs to comply with the prior plan and set the concrete monuments along Summit Drive. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, and seconded by Mr. Nonnemacher, recommending to deny the waiver for Section 609.E-Street Trees but allow the applicant to defer the installation of street trees along Marietta Avenue and Summit Drive until such times as the Township, at its sole discretion, determines that the improvements are necessary in the area. **Carried 4-1, Mrs. Yoder opposed.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to approve the Final Subdivision Plan for the Warren W. Diffenderfer Family Trust & Rodney M. & Teresa K. Heisey Preliminary Final Lot Add-On Plan provided all the comments are adhered to the satisfaction of the Township and Engineer. **Carried 5-0.**

C. Electronics Way Discussion

Attorney Mark Stanley of McNees, Wallace & Nurick LLC, Mike O'Brien of Oak Tree Development Group, and Mr. Bill Swiernik of David Miller Associates, Inc., informed the members that they would like to discuss an economic development project that has come to Oak Tree's door step and they would like to bring it to the Township. They had met with Township Staff on August 4, 2016 and discussed the project that has frontage on Donnerville Road, but the main topic of discuss with the Township was the accelerated review schedule. This schedule was discussed with the departed Township manager, the new interim manager and Mr. Webber who addressed some of the challenges associated with this schedule. They will have to go to the Zoning Hearing Board for a variance in the Ordinance dealing with the width of the access driveway.

They discussed the schedule handed to the members and stated they are submitting such an aggressive schedule due to the fact they have to provide the building and also they do not know what type of winter we will be experiencing this year in respect to the construction work. The members asked what would change from this plan to the sketch plan that they will submit to the Township. Mr. Swiernik indicated to the members that the only difference between the two plans would be the requirements of the modifications at this time. They are in the process of getting data about the site's condition and dealing with the final grading and storm water management. They will be moving forward with the submission of the preliminary final plan before receiving the Zoning Hearing Board decision.

The members asked what industry and how many jobs are they looking at that this would create. Mr. O'Brien of Oak Tree Development indicated that he was approached by a company that sells and services the boom trucks that Comcast and utilities companies use for their poles; they actually manufacture the boom itself, not the truck. This would be their northeast service center only not manufacturing and they will bring about 27 high-paying jobs to the area.

The members indicated that if they would not need to see this as a briefing item after tonight then they could go with the regular meeting schedules. Mr. Stanley indicated then they could eliminate the line item from the schedule for September 29 Planning Commission Meeting (Special) - Briefing. The members indicated that they would not need to see this as a briefing item and asked the Township engineer if he had any problems with this decision. Mr. Webber indicated that this was discussed at Staff level and it was determined that it was not their decision.

At the end of the discussion between all, the members agreed that it looks like a good plan and fit for the location. The members also wanted to let the record show that they reviewed this briefing item as a sketch plan and that the applicant can move onto the preliminary and final land development plan. Mr. Stanley and Mr. Swiernik indicated that they will be back with a submittal of modifications.

D. Board of Supervisors Joint Meeting Special Meeting on August 17, 2016 at 7:00 PM.

Mr. Jim Williams, Township Interim Manager, indicated to the members that at the Joint Meeting held last night on August 17, 2016 it was discussed that the survey handed out at the first Community Joint Meeting at St. Anne's could be placed in the Township Fall Newsletter. Mr. William spoke to Dean

Stevenson regarding this and he indicated that if the Township could decide what questions to remove he could edit those and try to fit it on a two page (front and back) insert for the newsletter. Mr. Williams indicated he would like for the Planning Commission to discuss what questions they would like to eliminate or any other suggestions to reduce the survey down to the size required for the newsletter insert. The members and staff held a discussion on eliminating certain questions and line/spaces to reduce the survey. The outcome of the discussion was to eliminate the lines for responses down to two lines, try to have the yes and no check boxes on the same line as their questions, eliminate questions three, four, nine, and maybe ten and to remove the line item "*Quality of school district*" from question twelve.

There was also discussion on what maps the Township will have available for the next Joint meeting with the Board Supervisors and Planning Commission to use as tools for the discussion of the update for the Comprehensive Plan. Mr. Williams indicated to the members that he will see what maps are available and see what they can come up with for the meeting.

V. The next regular Planning Commission meeting will be held on September 15, 2016 at 7:00 p.m.

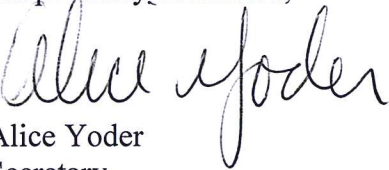
VI. Adjournment

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. Rodman, to adjourn the meeting.
Carried 5-0.

Chairman Beam adjourned the meeting at 8:50 p.m.

Respectfully submitted,



Alice Yoder
Secretary