

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of August 20, 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, August 20, 2015. 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 Ron L. Youtz, Township Manager; Jodi Heffner, Zoning Officer; Dean Severson, Lancaster County Planning Commission; and Maria K. McDonald, Recording Secretary.

I. Minutes

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to approve the minutes of July 23, 2015. **Carried 3-0.**

II. Communications

Vice Chairman Rodman asked if there were any communications and there were none.

III. Briefing Items - None

Alice Yoder came to meeting at this time.

IV. Agenda

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

Conditional Use

Location: 1725 Clear Spring Road

Mr. J. Dwight Yoder of Gibbel Kraybill & Hess LLP informed the members that the applicants George M. Lewis and V. Lorraine Lewis are hereby requesting a conditional use approval to modify a condition previously imposed on their property located at 1725 Clear Spring Road in order to allow their current 5.28 acre lot to be subdivided into two lots. The parcel is zoned RA-Rural Agricultural. This condition was imposed as part of a December 1982 conditional use decision. Also the applicants are seeking conditional use approval to allow the remaining lot to exceed two acres. Mr. Yoder also passed out to the members a list of seven proposed conditions that the applicant would abide by if the conditional use was approved.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend the approval of the Conditional Use Application for George M. & Lorraine Lewis at 1725 Clear Spring Road, with the condition that the applicant adhere to the seven conditions as presented to the Planning Commission. **Carried 4-0.**

B. St. Mary Coptic Orthodox Church – WHTPC 15-13
Conditional Use
Location: 3600 Marietta Avenue

Mr. George Kest along with Lora Kest informed the members that the church is requesting permission to place a temporary trailer on the lot at 3600 Marietta Avenue to be occupied by Sunday school classes. The .29 acre lot is zoned TV-Traditional Village and is owned by the church. There is a two story single family dwelling house located on the lot which is serviced by public water and sewer. Mr. Kest indicated to the members that the dwelling located on this lot already houses their Sunday school classes with multiple age groups and it is crowded. During the summer time the Sunday school classes are held twice a week and during the winter they are held once a week. The temporary time frame for the trailer would only be between 3 years to a maximum of 5 years until they build their new church. They are not proposing to hook up to sewer or water for the trailer but will have the children use the facilities in the existing house. The members asked Ron L. Youtz, Township Manager, if trailer would have to have inspections and Mr. Youtz indicated that the Township has informed the church to contact a building inspector regarding those issues for building code. The members also asked Mr. Kest if they have contacted their neighbors and he indicated that he was sure that the church board would contact them.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend the approval of the Conditional Use Application for St. Mary Coptic Orthodox Church, with the following conditions: 1) that the trailer can be there no more than three years without permission to stay there any longer than that; 2) that the trailer is used strictly for the purpose of Sunday school and under no conditions can it be used for any type of living arrangements; and 3) the size of the trailer be restricted to the dimensions shown on the drawing 24' X 36'. **Carried 4-0.**

V. The next regular meeting will be held on September 17, 2015 at 7:00 p.m.

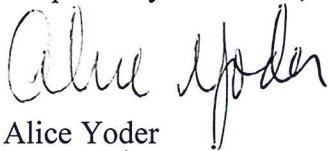
VI. Adjournment

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 Mr. Nonnemacher, seconded by Mrs. Yoder, to adjourn the meeting. **Carried 4-0.**

Chairman Beam adjourned the meeting at 7:30 p.m.

Respectfully submitted,



Alice Yoder
Secretary