

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of September 15, 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, September 15, 2016. Chairman Ron Beam called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members Vice Chairman John Rodman, Secretary Alice Yoder, Dan Nonnemacher and Larry Groff were present. Also in attendance were Jim Williams, Interim Township Manager; Benton G. Webber, Township Engineer; Jodi Heffner, Zoning Officer; Dean S. Stevenson, Director of Lancaster Community Planning and Maria K. McDonald as Recording Secretary.

**I. Minutes**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to approve the minutes of August 18, 2016. **Carried 5-0.**

**II. Communications**

Chairman Beam asked if there were any communications. Secretary Alice Yoder reported that the Township had received a plan receipt from the LCPC for the John S. Forry Sewer Planning Module.

Chairman Beam indicated to the members that he has received a resignation, to his dismay, from Secretary Alice Yoder. Chairman Beam indicated that Mrs. Yoder has served on the Planning Commission with honor and dignity and has brought a lot to the table over the years. Mrs. Yoder stated that she will be with the Planning Commission until the end of the year. Mrs. Yoder also indicated she has learned a lot over the 14 years and gave her thanks for the chance to serve on the Planning Commission. Mrs. Yoder indicated she has an opportunity to volunteer at the state level and hopes to make some impact there to help some of the things that they have discussed here over the years.

Chairman Beam informed the members that Mr. Ben Webber has taken a new position with Lancaster Township. Mr. Webber indicated that Lancaster Township has taken him on as their full time Municipal Engineer. Mr. Webber wanted to introduce Ms. Melissa Kelly from Rettew to the Planning Commission, who will be filling in as the Township Engineer for West Hempfield Township. The Planning Commission indicated to Mr. Webber they will miss him and have enjoyed working with him and thanked him for his service.

**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 saw this plan at their last meeting in August. They are proposing 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. Mr. Webber wanted to clarify some of the paperwork that they had received. He indicated to the members and Staff that he had received a letter dated September 9, 2016 requesting additional waivers and withdrawals from the applicant and asked the members and Township Staff if they had a copy of that letter. They indicated that they have not received that copy. Mr. Heigel passed out a copy of the September 9, 2016 letter to the members and staff.

There was a discussion between the members, Staff, Township Engineer, and applicant concerning the waiver requests and withdrawal of a waiver. The newly submitted waiver requests were as follows: Section 122.36.1.B-Profile Scale; Section 122-43.19C-Regional Facility Volume and Rate Control Standards; Section 122-43.1.D.4-General description of the overall Storm Water Management Concept for the project...Specifically as it relates to confirmation that the minimum floor elevation shall be two feet above the 100-year water surface elevation of the adjacent open conveyance system; and Section 122-48 Design Standards-Volume Control. The newly submitted withdrawal was for the waiver for Section 602.N.1-A four feet wide grass planting strip shall be provided between curb and sidewalk. The outcome of the discussion was reflected in the motions of the waiver requests.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 122-36.1.B-Profile Scale based upon the alternative and justification provided. **Carried 5-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend approval of the waiver for Section 122.43.19.C-Regional Facility Volume and Rate Control Standards based upon the justification provided and with the condition that the applicant meets the volume control requirements for the project with onsite BMPs. **Carried 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mrs. Yoder, to recommend approval of the waiver for Section 122.43.1.D.4-General description of the overall storm water management concept for the project-Specifically as it relates to confirmation that the minimum floor elevation shall be two feet above the 100 year water surface elevation of the adjacent open conveyance system based upon the justification provided. **Carried 5-0.**

**Motion:** A motion was made by Mrs. Yoder, seconded by Mr. Groff, to recommend approval of the waiver for Section 122-48-Design Standards-Volume Control based upon the justification provided.

Mr. Webber made a suggestion to the members that they include in the motion that it includes a condition that a MPDS permit is provided by the Lancaster County Conservation District.



**Motion:** A motion was made again by Mrs. Yoder, seconded by Mr. Groff, to recommend approval of the waiver for Section 122.48-Design Standards-Volume Control based upon the justification provided and with the condition that a MPDS permit be provided by the Lancaster County Conservation District. **Carried 5-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the Treztark II, LP-Stony Battery Commerce Center Phase IV Final Land Development Plan provided with the condition that the applicant satisfies all Township and Township Engineer's comments to the satisfaction of the Township. **Carried 5-0.**

## **B. Summit Living – WHTPC 10-16**

### **Sketch Plan**

**Location: 755 Summit Drive**

Mr. Steve Artz of Summit Living, LLC and Mr. Sidney R. Kline, Jr. of ELA Group, Inc. informed the members that they are proposing a Sketch Plan for a project located at 755 Summit Drive. This 5.52 acre parcel is located in the Traditional Village zone and within the Urban Growth Boundary. The site will be serviced by public water and sewer. The plan proposes to develop the site into Garden Apartments which will require a Conditional Use under the Traditional Village Zoning Ordinance. The plan proposal is to construct four (4) 12 unit, three story buildings. They are not proposing any commercial use and the main entrance will be off Summit Drive. There is a stream bisecting the property from east to west and a corresponding one hundred year flood zone on the north and the south. The flood zone limits the usability of the site. They are proposing using approximately 3.7 acres on the north side of the property for housing with an area on the south side containing a small recreation area.

Modifications to the Zoning Ordinance will be required for their approval of the project. They include density which they are proposing 8.7 DU (dwelling units) per acre and the current zoning affords 3 DU per acre. They are also proposing 2 parking spaces per unit and zoning requires 3 spaces per unit. A mix use of housing types are being proposed which will consist of first floor-one floor living with larger doorways and hallways offering older residents the ability to utilize medical equipment in walkers and wheel chairs. Additional units will be configured into two bedroom and three bedrooms units on the second and third floors. They are anticipating that one-third of renters will be retirees or older individuals or couples, one-third will be young professionals and one-third will be young families/future first time home buyers. The architecture will reflect the Craftsman style. This style uses dry stack stone, vinyl siding, low pitched roofs with wood beam accents, which will create a unique revitalization of the Craftsman Style. The southern end of the property which is separated by the tributary and hundred year flood area will be maintained as a 1.9 acre restricted open space. This open space will include mulch walking paths, a tot lot and a wood pedestrian bridge connecting the apartments to the tot lot. A driveway entrance off Summit Drive will have 10 parking spaces which will allow use by outside visitors. All of this will be maintained and owned by Summit Living LLC. They are looking for direction or comments from the members as to what would be the best way to go about this project.



There was a discussion among the members, staff and applicants regarding the project as it pertains to elements of the site. Items discussed were the floodplain on the parcel, location of the driveway and any increased traffic, and possible sidewalks up to the Turkey Hill store location. The members indicated that this was a good project for the site and it would encourage more living in the area to help boost the creation of the Traditional Village. There were no negative thoughts from the members, just suggestions to consider items and to go through the process and look over the Engineer's comments for the Sketch Plan.

### **C. Donnerville Road Project – WHTPC 11-16**

#### **Sketch Plan**

#### **Location: Donnerville Road**

Mr. Bill Swiernik of David Miller Associates, Inc., Attorney Mark Stanley of McNees, Wallace & Nurick LLC, and Mike O'Brien of Oak Tree Development Group informed the members that they are here tonight to review this project as a sketch plan doubling as a briefing item with a series of modifications that will allow them to continue with the submittal of hopefully the preliminary/final plan to process it through and get them to a point where they will seek full approval from the Board of Supervisors in November so they can move forward with construction.

The applicant Oak Tree Development is proposing to construct a 35,000 square foot building on their property located southwest of the intersection of Donnerville Road and Hempland Road. This building will house 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.

This was a discussion at last month's Planning Commission meeting and the applicants would like to go over some issues that they might have with the Zoning and Land Development Subdivision Ordinance. The members indicated that it looks like they will be here for a while tonight and suggested to begin with the task at hand. The outcome of the discussion between all is reflected in the motions to the modification/waiver requests below. The applicant indicated that they will provide the proper documentation to the Township for the withdrawal of the specific waivers tonight.

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend approval of the waiver for Section 305-Preliminary Plan Processing based upon the justification provided and that all preliminary and final plan requirements are met to the satisfaction of the Township. **Carried 5-0.**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 403.A-Traffic Impact Study based on the minimal traffic as discussed in the meeting this evening and with the condition that the applicant provides a fee in-lieu based on the cost of the traffic study agreeable to the Township. **Carried 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 602.M-Curbing on Hempland Road, Electronics Way, and Donnerville Road accepting for the definition of driveway entrances as shown on the plan. **Carried 5-0.**

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend deferral of the installation of sidewalks for the waiver of Section 602.N. Sidewalk along Hempland Road, Donnerville Road, and Electronics Way until such time as the Township sees a need for it. **Carried 4-1. Alice Yoder voting no.**

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waiver for Section 602.P.2-Maximum Driveway Width based upon the justification and alternative provided subjected to the applicant obtaining a variance from applicable Zoning Ordinance requirements. **Carried 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend to postpone action on the waiver for Section 602.K.-Collector Street Standards until future information is provided. **Carried 5-0.**

Chairman Beam indicated that the applicant has requested to withdraw the waiver request for Section 602.Q.6. The correct section should be 602.Q.2-150' Intersection Separation.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend withdrawal of the waiver for Section 602.Q.6. The correct section should be 602.Q.2.-150' Intersection Separation. **Carried 5-0.**

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the waiver for Section 602.R-100' Clear Sight Triangle at Intersections providing that the applicant show the best case scenario pertaining to existing conditions so that the stop approach can be met. **Carried 5-0.**

Chairman Beam indicated that the applicant has requested the withdrawal of the waiver request for Section 603.B-15' -Wide Landscape Buffer Between the Proposed Parking and Right-of-Way.

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend withdrawal of the wavier for Section 603.B-15' Wide Landscape Buffer Between the Proposed Parking and Right-of-Way. **Carried 5-0.**

Chairman Beam indicated that the applicant has requested postponing the waiver request for Section 122-48-Volume Controls (SWO).

**Motion:** A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend deferring the waiver for Section 122-48-Volume Controls (SWO) until such time as the applicant provides adequate justification. **Carried 5-0.**



#### **D. Discussion - Comprehensive Plan Update**

Mr. Jim Williams the Township Interim Manager passed out copies of maps that were requested at the last discussion regarding the Comprehensive Plan Update at the August Planning Commission meeting. Mr. Dean Stevenson indicated to the members and staff they wanted to provide them with some of the information that they had requested and some more information that would be needed to help with the Comprehensive Plan Update. Mr. Stevenson indicated if there is more information they wanted to inform Jim or himself and he would try to obtain that information.

The members indicated that some information pertaining to what they projected 10 years ago and now as far as growth is concerned would also be helpful. Mr. Severson indicated that they could obtain some population information for West Hempfield Township. The staff indicated to the members that the next joint meeting is to be after the Planning Commission Meeting on October 20, 2016, but the time has not been determined yet. The members were shown the survey that was reduced from four pages to two pages so that it could be inserted in the Township Fall Newsletter. Everyone agreed that Mr. Stevenson did a great job in transforming the survey.

**V. The next regular Planning Commission meeting will be held on October 20, 2016 at 7:00 p.m.**

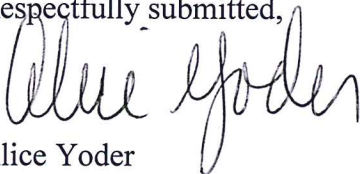
#### **VI. Adjournment**

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. Groff, seconded by Mr. Rodman, to adjourn the meeting. **Carried 5-0.**

Chairman Beam adjourned the meeting at 9:40 p.m.

Respectfully submitted,



Alice Yoder  
Secretary