

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of March 19, 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, March 19, 2015. Chairman Beam called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members John Rodman, Vice Chairman, Alice Yoder, Larry Groff and Dan Nonnemacher were present. Also in attendance were Ron L. Youtz, Township Manager; Benton Webber, Township Engineer; Jodi Heffner, Zoning Officer; Dean Severson, Community Planner for Lancaster County and Maria K. McDonald, Recording Secretary.

I. Minutes

Members reviewed the minutes of the January 15, 2015 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of January 15, 2015. **Carried 5-0.**

II. Communications

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

III. Briefing Items - None

IV. Agenda Items

A. Discussion on Potential Rezoning

Location: 3860 Old Harrisburg Pike

Mr. Paul Artale of David Miller Associates, Inc. and Jay and Michael Wissler informed the members that they would like to discuss the potential rezoning of the 20 acre parcel located at 3860 Old Harrisburg Pike from Rural Agriculture to Commercial Zoning. Should this not be feasible then they would wish to bring the issue to the Township for planning purposes when the Township updates its Comprehensive Plan.

There was a discussion between the members and applicants regarding the issue that the Township is getting ready to update its Comprehensive Plan. The lands that will be looked at are located by the designated growth area and will potentially have some type of change. The members indicated that instead of going through the full exercise of the rezoning process, they might want to participate in the discussions of the update to the Comprehensive Plan. The land will potentially have the chance of being changed or a recommendation to be changed from the update. The applicants stated that they had indicated in their cover letter that if it was not feasible at this time, then they could bring the issue up when the Township does the update to the Comprehensive Plan. The members indicated to the applicants they might want to bring this up with the Board of Supervisors and present this information to them as they have with the Planning Commission and to keep in touch.

**B. Dollar General
Sketch Plan
Location: 3510 Marietta Avenue**

Mr. Benton Webber the Township Engineer, informed the members that there are two corrections to be made to his review letter for the Dollar General Sketch Plan dated March 16, 2015. He has informed Mr. Michael Swank of the corrections. The first correction is on page 2 of the letter under D. Section 602.M-Curbing located in second paragraph, in the second sentence. It reads "In locations where sidewalk is not required, curbing should also be required along Marietta Avenue (SR 0023) and the private access drive." It should read "In locations where sidewalk is required, curbing should also be required along Marietta Avenue (SR 0023) and the private access drive." The second correction is located on page 4 on the first line, item number 3 under the continued heading Traffic and Streets from the previous page 3. It reads "A receiving ADA ramp and landing pad area needs to be provided on the west side of the Marietta Avenue intersection." It should read "A receiving ADA ramp and landing pad area needs to be provided on the east side of the Marietta Avenue intersection."

Mr. Michael R. Swank of Steckbeck Engineering & Surveying, Inc. and Mr. Bob Gage of GB Realty informed the members that the application is proposing to construct a new 9,100 square foot retail store on a 1.79 +/- acre parcel located on the south side of Marietta Avenue, west of Ivy Drive which is zoned Traditional Village with an access off the existing animal hospital drive. The site will be served by public sewer and water and the storm water management will be addressed. They are requesting the following modification/waivers: Section 305-Preliminary Plan Processing; Sections 404.A.1 and 405.A-Plan Scale; Sections 602.B, 602.K and 602.K.6-Reconstruction of Existing Streets; Section 602.M-Curbing; and Section 602.N-Sidewalk. The applicants are proposing to apply for Conditional Use for the size allowance of the 9,100 sq.ft. retail store building. They have provided a sketch plan for the members to review along with modification requests.

A discussion was held between the members and the applicant concerning the site layout and the Village District design concept. The Village District concept is more of a walking design for pedestrians with the building closer to the road with sidewalks and the parking located in the rear of the building. The members indicated to the applicants that they would also like to see the architectural aspects of the proposed building, which needs to follow the guidelines for architectural concepts of the Traditional Village.

The members indicated to Mr. Swank that some of the modifications/waivers are usually handled through the Land Development process, not through the Sketch Plan phase. The members stated that they can only offer discussion for guidance on what waivers could be granted or not be granted or a possible deferment. The presentation should be along the lines of these are our thoughts on what we are looking at, and if approved these are the waivers we would need to have granted, and not as we are asking for these waivers to be approved. The design layout of the building and parking is not the vision for the Village District concept. The members suggested that the

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applicants table the sketch plan and resubmit with some reconfigurations with the building in the front with sidewalks and parking in the back as discussed.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to table this request until next month leaving the developer a chance to make some modifications and address the comments brought up to him. **Carried 5-0.**

C. Discussion on Walkability Audit Results

Mr. Ben Craddock, the members and Township Staff and Dean Severson discussed the results of the audit that was done on November 21, 2014, and were given to them at the January Planning Commission meeting. The audit started at the Shops at Prospect and followed Columbia Avenue, Sylvan Retreat Road, Huntington Drive, Hill Street, Spring Run, Wildflower Lane and ending on Primrose Lane. They used a rating system with five questions: 1) Did you have room to walk?; 2) Was it easy to cross streets?; 3) Did drivers behave well?; 4) Was it easy to follow safety rules?; 5) Was your walk pleasant?. Of the seven streets walked, the street with the highest score was Huntington Drive and the street with the lowest score was Primrose Lane. The outcome of the discussion was should the Township desire tools to help guide them, or planners and engineers to understand some of the Township's vision for the community, they can consider using walkability audit results to develop a complete street policy, an ordinance or resolution, streetscapes and pedestrian plans.

V. The next regular meeting will be held on April 16, 2015 at 7:00 p.m.

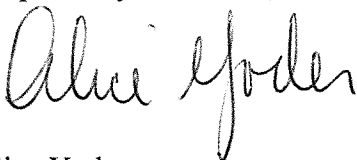
VII. Adjournment

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 5-0.**

Chairman Beam adjourned the meeting at 9:06 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alice Yoder".

Alice Yoder
Secretary