

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of April 16, 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, April 16, 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; and Maria K. McDonald, Recording Secretary.

I. Minutes

Members reviewed the minutes of the March 19, 2015 meeting and a motion was made by Mr. Groff, and seconded by Mr. Nonnemacher but then Chairman Beam was informed that there was a correction to be made on the minutes. Mr. Ron Youtz, Township Manager, indicated that there is a correction that needed to be made on page 2 of the March 19, 2015 minutes in the last paragraph, first sentence. It reads "The members indicated to Mr. Swank that some of the modifications/waivers are usually handled through the Conditional Use process, not through the Sketch Plan phase." It should read "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." Chairman Beam then asked if there were any other corrections or comments to be made and asked for a second motion.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of March 19, 2015, as amended. **Carried 4-0.**

II. Communications

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

III. Briefing Items

A. Larry & Julie Newcomer – WHTPC 15-03
Revised Final Subdivision Plan
Location: 3705 Locust Grove Road

Ms. Jodi Heffner informed the members that the applicant is proposing a lot add-on for the parcel located at 3705 Locust Grove Road which is zoned Rural Agricultural. The property is divided by West Hempfield and Manor Township with the majority of the house located in West Hempfield Township. There is no further land development planned at this time.

**B. Carl & Patricia Wickenheiser and
Joseph, IV & Lauren Duff – WHTPC 15-04
Revised Final Subdivision Plan
Location: 3726 & 3730 Marietta Avenue**

Ms. Jodi Heffner informed the members that the applicant is proposing a lot add-on to the parcel located at 3526 Marietta Avenue, zoned Traditional Village, from the parcel located at 3730 Marietta Avenue, also zoned Traditional Village. There is no further land development planned at this time.

IV. Agenda Items

Chairman Beam moved agenda item B to the beginning of the agenda because it will take little time to discuss and the other two agenda items will take further time to discuss.

**A. 502 Goldfinch Drive
Storm Water Management Plan
Location: 502 Goldfinch Drive**

Mr. Steven P. Gergely of Harbor Engineering, Inc. informed the members that the applicants, Mr. and Mrs. Metzler, are proposing to construct a house at 502 Goldfinch Drive located on a .44 acre parcel which is zoned Residential 2. The applicant is submitting a Major Land Disturbance Storm Water Management Plan; the total impervious area is 5,031 sq.ft. A sub-surface storm water seepage pit is proposed for the runoff generated by the impervious surfaces.

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 502 Goldfinch Drive, with the condition that the applicant satisfies all comments and requirements to the satisfaction of the Township. **Carried 4-0.**

At this time Mrs. Alice Yoder joined the Planning Commission Meeting.

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

Mr. Michael R. Swank of Steckbeck Engineering & Surveying, Inc. informed the members that on March 19, 2015 the applicant had proposed a sketch plan for their consideration. The applicant proposed to construct a new 9,100 square foot retail store located on a 1.79 +/- acre parcel zoned Traditional Village located at 3510 Marietta Avenue. The land will be serviced by public water and sewer; storm water management facilities will be addressed. The members had tabled the Sketch Plan for the April meeting giving the applicant a chance to address some recommendations and comments there were discussed at the March meeting.

Mr. Swank indicated that he is resubmitting the Sketch Plan with those recommendations and comments. They have moved the building up to the road and added sidewalk to the Marietta Pike frontage and put the parking behind the building and along the side as discussed. Mr. Swank indicated that the Sketch Plan tonight was an update from what was submitted to members and to the Township Staff and Engineer. 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 applicant indicated that he had discussions with PennDOT regarding where the access drive for the store is located. In their discussions with PennDOT, PennDOT stated that Dollar General must move the access drive to align with Ivy Drive. With these comments, they made a minor bend to the access drive to line it up with Ivy Drive which is shown on this Sketch Plan tonight.

A discussion was held between staff, members, and Mr. Swank concerning the changes he made from the feedback that was given to him last month. The members commented that the architectural concepts needed work and Mr. Swank indicated to them that the architect will be revising the plan accordingly. The members also stated that they are reluctant to grant any waivers at this time, but would like to see the Conditional Use process proceed. The applicant would get the same kind of feedback from that process as he would now and it is premature to grant any waivers at this time, as stated last month. In conclusion of the discussion the members agreed with Mr. Swank that he had made a lot of progress. Mr. Swank indicated to the members that he will nail down some more details and then he would start the Conditional Use application process.

C. Discussion on Potential Rezoning

Location: 4493 Chinchilla Avenue and 934 Mary Street

Mr. Bill Swiernik of David Miller Associates and Mr. Robert L. Hershey, Sr. informed the members that they would like to discuss rezoning two tracts of land when the Township updates the Inter-Municipal Comprehensive Plan, scheduled for consideration in 2016-2017. The parcels are now zoned Residential 2 and the applicant would potentially like to have them rezoned to Residential 3. The parcels are located at 4493 Chinchilla Avenue and 934 Mary Street totaling +/- 21 acres. These parcels are located within in the Urban Growth Boundary Area and will be serviced by public sewer and water with access to the existing roadway network. The parcels are suitable for development with limited environmental concerns.

There was a discussion between the members and applicant regarding the issue that the Township is getting ready to update its Inter-Municipal Comprehensive Plan. The members indicated to the applicants that they are grateful that people are coming in to discuss rezoning issues before they start updating the Plan. They also suggested to the applicants that they might want to participate in the discussion of the update. The lands that will be looked at are located within or by the designated growth area and potentially may undergo some type of change.

V. The next regular meeting will be held on May 21, 2015 at 7:00 p.m.

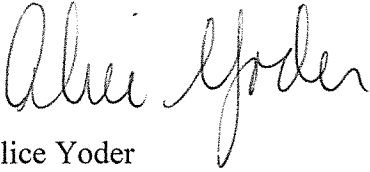
VII. Adjournment

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 8:20 p.m.

Respectfully submitted,

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

Alice Yoder
Secretary