

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of May 21, 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, May 21, 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, 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

Chairman Beam indicated to the members that there were some verbiage changes to the April 16, 2015 Planning Commission Minutes. Chairman Beam asked the Township Manager Mr. Ron L. Youtz to inform the members of the changes. Mr. Youtz indicated that there are corrections that need to be made on page 2 of the April 16, 2015 minutes in the last paragraph, the last sentence reads "The members had tabled the Sketch Plan for the April meeting giving the applicant a chance to address some modifications and comments that were discussed at the March meeting." It should read "The members had tabled the Sketch Plan for the April meeting giving the applicant a chance to address some recommendations and comments that were discussed at the March meeting." Then on page 3 in the second paragraph, first sentence reads "The applicant indicated that he had discussions with PennDOT regarding where the access drive for the store is located which already exists and they intend on using." It should read "The applicant indicated that he had discussions with PennDOT regarding where the access drive for the store is located." Also on the page 3 the third paragraph, first sentence reads "A discussion was held between staff, members, and Mr. Swank concerning concentrating on the changes he made from the feedback that was given to him last month." It should read "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."

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to approve the minutes of April 16, 2015, as amended. **Carried 3-0.**

II. Communications

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

III. Briefing Items

A. Dollar General – WHTPC 15-06
Land Development Plan
Location: 3510 Marietta Avenue

Ms. Jodi Heffner, Township Zoning Officer, and Mr. Benton Webber, Township Engineer, informed the members that this plan content is the same as the Conditional Use Application that the applicant will be submitting tonight. The applicant is proposing to construct a new 9,100 square

foot retail store with an access drive, parking lot, and with associated storm water management facilities. The parcel is a 1.79 acre lot located at 3510 Marietta Avenue, which is currently owned by the Warren W. Diffenderfer Trust. The parcel is located in the Traditional Village Zoning District. The parcel will be served by public sewer and water.

B. Saint Anne's Retirement Community – WHTPC 15-07
Preliminary/Final Land Development Lot Add-On Plan
Location: 3952 Columbia Avenue

Ms. Heffner and Mr. Webber informed the members that the Board of Supervisors granted a Conditional Use on January 21, 2015. The applicant is proposing to expand its existing retirement community on its undeveloped property. The 42.75 acre parcel is located at 3952 Columbia Avenue which is zoned R-3 – Residential 3. The parcel is already serviced by public water and sewer.

C. Sonlight School – WHTPC 15-09
Final Minor Land Development Plan
Location: 4075 Siegrist Road

Ms. Heffner and Mr. Webber stated to the members that the applicant is proposing a new 5,120 square foot addition. The addition will allow for the removal of the mobile/trailer classrooms that have been in the planning stages since 2010 as part of the Conditional Use granted by the Board on October 14, 2010. The 11.52 acre parcel is located at 4075 Siegrist Road and is zoned RA – Rural Agricultural.

IV. Agenda Items

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

Mr. Jay H. Ebersole of Weber Surveyors, Inc. informed the members that the applicant is proposing to add .5 acre lot from a 36 acre lot that the Newcomer's own to the existing lot at 3705 Locust Grove Road to make it a 1-one acre lot. The property is divided between West Hempfield Township and Manor Township with the majority of the house situated in West Hempfield Township. Mr. Ebersole indicated that Manor Township deferred the plan due to the reasoning that the majority of the house and sewer system are located in West Hempfield Township and it is taxed by West Hempfield Township. The parcel is zoned Rural Agricultural. There is no further land development being proposed at this time. They are requesting the following waivers: Section 602.F-Future Right-of-Way and Section 602.K.6.a-Improvement of Existing Perimeter Street.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend the waiver of Section 602.F-Future Right-of-Way based on the justification provided. **Carried 3-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend waiver of Section 602.K.6.a-Improvement of Existing Perimeter Street based on no likelihood of development or street improvements being proposed now or for the future. **Carried 3-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the Revised Final Subdivision Plan for Larry and Julie Newcomer based on the condition that the applicant satisfies any and all comments of the Township. **Carried 3-0.**

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

Mr. Ebersole 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 owned by Carl and Patricia Wickenheiser located at 3730 Marietta Avenue, also zoned Traditional Village. There is no further land development planned at this time. They are requesting the following waivers: Section 602.F-Future Right-of-Way and Section 602.K.6.a-Improvement of Existing Perimeter Street.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to deny approval of the waiver of Section 602.F-Future Right-of-Way based upon the past practice of the Township to require such future right-of-way areas be reserved, although not dedicated, until such time as the Township or PennDOT determines that it is needed. **Carried 3-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to deny the waiver of Section 602.K.6.a-Improvement of Existing Perimeter Street, but to allow the applicant to defer such improvements until such time as the Township or PennDOT determines that the improvements are needed. **Carried 3-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the Revised Final Subdivision Plan for Carl and Patricia Wickenheiser and Joseph, IV and Lauren Duff based on the condition that the applicant address all comments to the satisfaction of the Township. **Carried 3-0.**

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

Mr. Michael R. Swank of Steckbeck Engineering & Surveying, Inc. had presented a Sketch Plan twice to the members once on March 19, 2015 and then again on April 16, 2015. 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 site 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 that were discussed at the March meeting. On April 16, 2015 Mr. Swank resubmitted a Sketch Plan with updates which had not been reviewed by staff and members. They were requesting the following modifications/waivers for 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. At that time 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 had stated that they are reluctant to grant any waivers at this time, but would like to see the Conditional Use process proceed and indicated that Mr. Swank has made progress. Mr. Swank indicated to the members at that time that he will nail down some more details and then he would start the Conditional Use application process.

Tonight, Attorney Sean P. Delaney of Reed Smith LLP introduced himself to the members and informed them that he works with the applicant with land use matters. The primary reason they are here tonight is to ask for recommendation of approval for Conditional Use for this project as a planned village development. Mr. Delaney indicated to the members that they have been working with Mr. Michael Swank for some time for the overall design for the proposed project and that he is going to let Mr. Swank bring the members up to speed on the changes that have been made and also discussed the Township Engineer's comments.

Mr. Mike Swank indicated to the members that Dollar General has not made a whole of changes since they last met, only couple of minor changes which did not greatly affected the layout. Mr. Swank inquired of the members if they would like to go through all the comments from the Township Engineer's review. Chairman Beam had informed Mr. Swank just to address the comments that they have issues with at this time.

A discussion was held between the members, staff, Mr. Delaney and Mr. Swank concerning the Review Letter No. 1 from the Township Engineer dated May 20, 2015. The first item of discussion was regarding the issue that not until such time the Access Drive becomes a Street, a rear yard setback of forty (40') needs to be provided. Although the proposed building is set back of a distance in excess of the required rear yard, only a ten foot (10') yard is depicted and dimensioned on the plan. If the Access Drive becomes a Street, then the setbacks for the proposed Dollar General may be adjusted to those for a Corner Lot (i.e. two front yards and two side yards).

The discussion went on regarding the utility boxes and meters that need to be provided, demonstrating that they will be placed underground, to the rear of the structure or otherwise screened from view. The conclusion of the discussion was that the meters which would normally be done with construction will be mounted on the wall of the building but other utilities could be requested to be placed underground and all other utilities located at the rear of the lot will be screened with evergreens.

The main discussion was on the comment concerning the proposed building's façade and the issue of it lacking the appearance of a contemporary expression of character and materials of historic examples in the Silver Spring and surrounding area. Also the proposed building design could not be fully considered and judged as to compliance without a colored architectural rendering or perspective view.

Mr. Swank presented for the first time to the members and staff a architectural colored rendering of one view of the proposed building. The rendering pictured the view of the site as if one were heading west on Marietta Avenue and looking at the building toward the south direction from Marietta Avenue. The side of the building located along the Access Drive was shown along with

some parking on the side and the front of the building with a black awning above the entrance doors with the Dollar General sign located on the front of the building, along with very little landscaping features and sidewalks. No other rendering views were given of the proposed building. The Township Engineer stated that he contacted the manufacturer of the lap board and obtained a sample of the color described on the proposed drawing, he indicated that it was no trouble at all to obtain the sample and that these type of items could help show or create what the image of the building would look like. The members and staff informed Mr. Swank that a rendering showing all views of the building would also help them in determining if the building is a contemporary expression of the historical nature of Silver Spring.

At this time 7:30 PM Mrs. Alice Yoder joined the Planning Commission Meeting.

The members informed the applicant that this time around they wanted to see the design of the Dollar General building blending in with the architectural aspects of the surrounding Traditional Village area. This is important to the members that the building does look a certain way because it is at the beginning entrance of the Traditional Village and it would set the tone of the Traditional Village. The members suggested that maybe they could talk to some architects who specialize in historic structures. Dollar General does not have to change the footprint of the building which is a known entity, but needs to change the appearance with historical architectural aspects and landscaping to fit in with the Silver Spring area. Township Staff made some suggestions to break up the long walls with window like designs that are not really windows. Doing small things can make a big impact on the building's appearance. The suggestion was made that they could bring in their architect, who sometimes can make recommendations that can go a long way.

The members, staff, Mr. Swank and Mr. Delaney came to an agreement that the applicant would need to regroup and communicate with Township staff about moving forward as to the facade changes to the building. Mr. Delaney indicated that he would also consult Township staff on rescheduling the hearing.

Mr. Swank discussed with the members and staff the remaining comments and concerns regarding the review letter. They discussed the issue of bike racks and benches along the frontage of the proposed site. The conclusion was to place a bike rack alongside the front of the building and to defer placing benches at this time. Also discussed was if they Dollar General take any action on the last comment regarding the Geotech reports and responses from EMS providers which predate the revised site layout. The members indicated that when the Geotech Engineer issues a letter regarding a recommendation about the foundation for the building's new location it should specify that no new additional testing is required, which would cover this issue of being outdated for the Geotech reports. The members indicated that letters submitted from EMS providers should be sufficient.

Chairman Beam indicated to Mr. Swank and Mr. Delaney that the application for the subdivision submittal (which was a briefing item) was a little aggressive to file before they get a conditional use approval. The members stated that they like to expedite things but want to give them a word of caution, depends upon how the conditional use approval might stand, it may jeopardize the waiver of the preliminary plan which would result in additional time and additional review fees. Mr. Delaney stated to the members that he realizes that if they are up against time they will grant an extension. The members indicated they want to work with Dollar General but want to make

sure they were aware of this issue. The members stated that the applicant is making progress and it would be good if they employed the right architect. They also stated that if Dollar General makes an impression on a community in doing something different and adapting what the community wants, then in return it will make a difference.

V. The next regular meeting will be held on June 18, 2015 at 7:00 p.m.

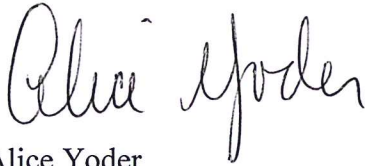
VII. Adjournment

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

Chairman Beam adjourned the meeting at 8:45 p.m.

Respectfully submitted,

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

Alice Yoder
Secretary