

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of January 17, 2013

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, January 17, 2013. Chairman Ron Beam called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members John Rodman, Vice Chairman; Larry Groff; and Dan Nonnemacher were present. Also in attendance were Ron L. Youtz, Township Manager; Jodi Grove, Zoning Officer and Maria K. McDonald, Recording Secretary.

I. Reorganization

A. Nomination and Election of Officers

Chairman Ron Beam turned the gavel over to Vice Chairman John Rodman as temporary Chairman of the Planning Commission. Vice Chairman Rodman opened the floor for nominations and elections of the 2013 officers. A motion was made by Mr. Groff to have the officers of the West Hempfield Planning Commission remain the same in 2013 as in 2012. Mr. Nonnemacher seconded the motion. Mr. Rodman asked if there were any other nominations; being none he closed the nominations and asked for a motion.

The motion was carried to have officers of the board to stay the same as it was in 2012 for the coming year 2013 for the West Hempfield Township Planning Commission (Ron Beam as Chairman; John Rodman as Vice Chairman; and Alice Yoder as Secretary) by a unanimous vote.

A. 2013 Meeting Schedule

Vice Chairman Rodman turned the gavel over to Chairman Beam. Chairman Beam asked members to review the 2013 meeting schedule for the West Hempfield Township Planning Commission.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to accept the 2013 meeting schedule for the West Hempfield Township Planning Commission. **Carried 4-0.**

The Commission will meet the third Thursday of every month at 7 PM at the Township Municipal Building.

II. Minutes

Members reviewed the minutes of the December 20, 2013 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of December 20, 2013. **Carried 4-0.**

III. Communications

Chairman Beam asked if there were any communications at this time and there were no communications to report.

IV. Briefing Items - None

V. Agenda Items

- A. All-Size Corrugated Products – WHTPC 12-17**
Preliminary/Final Plan
Location: South Side of Continental Drive

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Mr. Scott T. Miller of Stackhouse Bensinger, Inc. and Mr. Scott Trayer of All Size Corrugated Products informed the members that they were before the Board of Supervisors on January 7, 2013 and the following waivers were approved: Section 305-Preliminary Plan Application; Section 404.A.1 & 405.A-Drafting Standards Plan Scale 1"=30"; Section 602.N-Sidewalks; Section 609.A-Landscaping for Reverse Frontage Lots; and Section 122.2A-Storm Water Management Ordinance-Compute storm runoff using SCS TR-55 method. The applicant is proposing a manufacturing/warehouse/office building to allow for expansion of their operations. The site is zoned Industrial-2 and is located on the south side of Continental Drive. Their current location does not allow for expansion, which is located north of the proposed site.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the Preliminary/Final Plan for All-Size Corrugated Products with the condition that the applicant address all comments and requirements to the satisfaction of the Township Engineer and Township Staff. **Carried 4-0.**

**B. Michael & Elonda Sahd – WHTPC 12-19
Subdivision Lot Add-On Plan
Location: 2734 Burma Road**

Chairman Beam informed the members that they had tabled this plan last meeting due to the fact they needed additional information to be gathered. Mr. Joe Eisenhauer of Light-Heigel & Associates, Inc. informed the members that they were here last month and there were some things that were discussed, mainly concerning storm water issues on the site. Over the course of the past month he believes that most of the issues have been addressed. Previously they were designing a diversion berm on the west side of the driveway and it has now been removed. The removal of the berm did not have a negative impact on the capacity of the storm water stone retention trench.

There were concerns regarding risers or breakers being used throughout the proposed driveway. The design of the driveway is with a 2 % cross slope draining water flow into the swale in the trench. The water that will be flowing on the driveway will be able to get over into the swale due to the result of the cross flow, but they are proposing instead of using risers or diversion berms they will install broad base depths 6" deep over a 5 foot wide area as a precaution. The water will be going that direction anyway and they wanted to preserve neighborly relations as much as possible and wanted to prevent as little water as possible going onto Burma Road.

Other storm water issues that were discussed were concerning some pipes and inlets that were not shown on the proposed plan. Those facilities are now shown on the plan with an easement around them so they can be identified for recording. These storm water items are not related to the work proposed with this subdivision/land development plan.

Chairman Beam asked the Township Engineer if he had visited the site. Mr. Benton Webber indicated that he had visited the site and that the various catch basins and pipes around the house appear to be shown on the plan. He did not see any evidence of erosion and they seem to be stable discharge points. There is a situation with a pipe that is on the east side of the driveway.

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Mr. Eisenhower stated that there was a question at last month's meeting as to whether or not there was an approved plan for the existing basin and there is not. His client said he went to talk to the Township in 2003 and was told at that time he did not need a storm water plan, however this basin is not related to this proposed house in any way.

A discussion ensued between the members; Mr. Eisenhower; Mr. Sahd regarding the existing storm water basin. It was concluded that the basin was installed the same time that Mr. Sahd's house was being built. The basin was installed to reduce/control or stop the water sheet flow coming off his land and going onto the lane owned by Mr. Forry. The pipe that was installed was to relieve the basin if it ever was to overflow and then it would discharge onto the lane. This pipe was installed this way due to the fact that the property owners could not come to an agreement to run the pipe under the lane.

The members further discussed that before any changes were to made to the basin that some calculations should be done. Some simple suggestions/solutions were discussed regarding the existing basin and they were to reduce the size by installing some kind of orifice plate in the bottom or to take the discharge point and tie it into the basin that is located on Mr. Sahd's lot. This would involve getting permission/cooperation from Mr. Forry to cross the lane with the pipe. There were further questions regarding who would be paying for these changes. Chairman Beam indicated that they wanted to take a look at the existing basin issue and hopefully come up with a solution for the property owners to work together while they were present at the meeting. He indicated that it was an existing situation since 2003 and that the members only have jurisdiction over what they are proposing now with the new plan and construction.

Mr. Dan Forry asked the members why this was not a requirement back in 2003. The members informed Mr. Forry that if a plan was not required, then there was not a plan to review or maybe it was a civil issue between two property owners therefore the Township would not have anything to do with the issue. But if it had impacted any Township facility or had violated any Township ordinance then the Township should have been contacted in 2003 and they were not. The members indicated that this issue really does not have anything do with the improvements that are being proposed now and that Mr. Eisenhower has done his job in terms of preparing the proposed subdivision plan to meet the Township Ordinance requirements.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the waiver for Section 122-21.A (SWMO)-Method of Runoff Calculation based on the justification provided. **Carried 4-0.**

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 122.22.A (SWMO)-Burma Road Roadside Gutter with the condition that the applicant provide detailed existing contour lines and proposed grading design demonstrating the extents of grading and providing the excavator with necessary information for the installation of a driveway entrance that doesn't block gutter flow and that the applicant provide an analysis demonstrating that the roadway gutter depth will not be increased by this proposal. **Carried 4-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 305 (SALDO)-Preliminary Plan Submission with the condition that the applicant satisfies all preliminary and final plan requirements to the satisfaction of the Township. **Carried 4-0.**

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Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend approval of the waiver for Section 404.A.1 (SALDO)-Plan Scale based upon the alternative provided. **Carried 4-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the waiver for Section 404.C.3.a (SALDO)-Existing Driveways within two-hundred feet (200') of Subject Tract based upon the alternative provided and that the depiction of the existing driveways provides sufficient information for consideration of the proposed improvements. **Carried 4-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the waiver for Section 602.K.6.b (SALDO)-Burma Road Improvements based upon the justification provided. **Carried 4-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the Subdivision Lot Add-On Plan for Micheal & Elonda Sahd with the condition that the applicant satisfies all preliminary and final plan requirement comments to the satisfaction of the Township. **Carried 4-0.**

C. 495 Kinderhook Road – WHTPC 13-01

Sketch Plan

Location: 495 Kinderhook Road

Mr. Steven P. Gergely of Harbor Engineering, Inc. informed the members that Mr. Keith Lutz is proposing a one lot single family subdivision on the property located at 495 Kinderhook Road. There are three adjoining parcels. The 22 acre parcel, which is the largest parcel, contains an existing residence and associated driveway and is served with on-lot water and sewer facilities. The second parcel fronts onto Kinderhook Road and is approximately .5 acres. The third parcel, which is .16 acres also fronts Kinderhook Road and is located within Columbia Borough. The properties that are located in West Hempfield Township are zoned a Rural Residential Zoning District.

The applicant is proposing to subdivide the 22 acre parcel and place the existing residence on a 3 acre parcel and he is proposing to build a new dwelling on the remaining lands for himself. The property access will be shared with the existing driveway from Kinderhook Road and a shared driveway use and maintenance agreement will be required. The applicant has submitted a new minimum use driveway application to PennDOT to locate the driveway approximately 90-ft to the north of the existing drive. This would achieve a better driveway sight distance and the existing driveway would be removed.

Mr. Gergely informed the members that the applicant is seeking feedback on a few waiver requests which are critical to his decision before submitting a formal Subdivision Plan application. They are as follows: Section 610.A-Sanitary Sewage Disposal, Section 610.B-Water Supply; Section 602.K.6-Improvements to Existing Streets; and Section 602.M-Curbing.

A discussion was held between the members and Mr. Gergely and Mr. Lutz regarding issues that they may have to deal with for the potential waiver requests and with taking the sketch plan to the next step. The members discussed with Mr. Gergely that there is a usual requirement to provide some sort of a cost estimate/feasibility study on installing public sewer for the proposed lots. The members indicated to the applicant that they were overall supportive of the sketch plan.

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VI. The next regular meeting will be held on February 21, 2013 at 7:00 p.m.

Frank Burkhart, Township Supervisor was present in the audience and indicated to the members that he was interested in the situation with the existing containment area on the property where the new house will be built. And to his understanding the location of the new house does not feed into the existing containment area Mr. Burkhart indicated that Mr. Sahd said that the basin was done in 2003 and that he would recommend researching the minutes in 2003 at the Township, because he remembers the board saying that is a reasonable thing to do. The members and Mr. Burkhart both agree that before any changes were made to the basin that some calculations should be done.

VII. Adjournment

Chairman Beam 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 4-0.

Chairman Beam adjourned the meeting at 8:05 PM.

Respectfully submitted,

Alice Yoder
Secretary