

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of November 21, 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, November 21, 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, Alice Yoder and Dan Nonnemacher were present. Also in attendance were Benton G. Webber, Township Engineer; Ron L. Youtz, Township Manager; Jodi Grove, Zoning Officer and Maria K. McDonald, Recording Secretary.

**I. Minutes**

Members reviewed the minutes of the September 19, 2013 meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of September 19, 2013. **Carried 5-0.**

**II. Communications**

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

**III. Briefing Items - None**

**IV. Agenda Items**

**A. Discussion on Storm Water Ordinance**

Mr. Ben Webber informed the members and Township Staff that set before them is the draft of the Township's Storm Water Management Ordinance. The draft modifies the regulations for compliance with Lancaster County's Act 167 Model Storm Water Management Ordinance and includes several provisions regarding the Township's MS4 permit program.

Mr. Webber indicated that the Supervisors had given direction on allowances for exemptions on Small Projects. Any project that has more than 2,500 sq. ft. of disturbed area would require the applicant/owner to submit a storm water plan, any project that is between 1,000 sq. ft. to 2,500 sq. ft. the applicant would need to come in and discuss storm water options with Township Staff.

Mr. Webber stated to the members that some changes that differ between the County's Storm Water Ordinance and West Hempfield Township's Storm Water Ordinance are the elimination of the 2" sump for inlets; all above ground detention basins are required to have emergency spillways; and that the pipe cover measurement is measured from the top of the pipe to the bottom of the paving. Other changes that are reflected in the draft Storm Water Ordinance are from the ongoing discussions that took place with the Planning Commission and Township Staff and also the exemption language that was recently approved by DEP. The Township Solicitor is working on the development of acceptable language for allowance of additional exemptions for agricultural properties implementing conservation plans and nutrient management plans.

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The Planning Commission members, Township Staff and Mr. Webber discussed the issue of reviewing the draft Storm Water Ordinance at the next Planning Commission where they can address any concerns or questions regarding the draft. The due date for adopting the Ordinance is May 7, 2014, this would enable them to allow for adequate review time.

**VI. The next regular meeting will be held on December 19, 2013 at 7:00 p.m.**

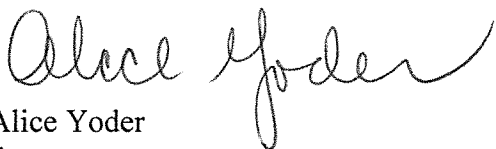
**VII. Adjournment**

Chairman Beam called for a motion to adjourn the meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to adjourn the meeting.  
**Carried 5-0.**

Chairman Beam adjourned the meeting at 8:00 PM.

Respectfully submitted,

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

Alice Yoder  
Secretary