

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of December 19, 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, December 19, 2013. Secretary Alice Yoder called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance. Board members Larry Groff 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 November 21, 2013 meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to approve the minutes of November 21, 2013. **Carried 3-0.**

**II. Communications**

Secretary Yoder asked if there were any communications at this time. There were no communications to report.

**III. Briefing Items**

**A. Bushong Tract WHTPC 13-09**  
**Stormwater Management Plan**  
**Location: 50 Meadow Road**

Mrs. Grove informed the members that the applicant Mr. Bushong owns a 119.61 acre dairy operation at the location of 50 Meadow Road, Columbia, PA 17512. The applicant is proposing to construct a 45' X 433' heifer barn which includes an under floor manure storage pit. The proposed plan will also include construction of additional gravel driveways and controls for storm water management. Mr. Bushong did receive approval from the Zoning Hearing Board in July 2013 for a Special Exception for a 21% expansion of a non-conforming use to construct the new heifer barn.

**IV. Agenda Items**

**A. Layne and Kathryn Miller**  
**Conditional Use Application**  
**Location: 1037 Prospect Road**

Mr. Scott Wiglesworth, the realtor informed the members that Mr. Layne and Kathryn Miller are interested in buying the property located at 1037 Prospect Road, Columbia, PA 17512. The applicants are proposing to construct a single family detached dwelling on the property zoned Rural Agricultural.

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A single family detached dwelling is permitted on lots larger than two acres within a Rural Agricultural District by Conditional Use which is outlined in Section 301.2.C of the West Hempfield Township Zoning Ordinance. The current parcel was created by the Richard C. Stepanchak Subdivision Plan that was recorded in August 24, 1989 and is identified on the plan as Lot 1A. A Conditional Use was approved for the subject property by the West Hempfield Township Board of Supervisors on November 3, 1987. The Conditional Use did expire under the Section 703.1.H. of the West Hempfield Township Zoning Ordinance which states that unless otherwise specified by the Board of Supervisors or by law, a conditional use approval shall expire if the applicant fails to obtain a zoning permit within one year from the date of authorization thereof by the Board of Supervisors.

The property is a wooded lot and is not considered to be an adequate or reasonable use of farm land. The previously approved Conditional Use Application was based on the proposed use of the property for a single family detached dwelling. The parcel will be served by on-lot water and sewage facilities. Access to the parcel will be gained by the way of Prospect Road and also by the way of a twelve foot wide recorded right-of-way as shown on the final recorded subdivision plan. The driveway access at Prospect Road was permitted by PennDOT on September 10, 2003.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the Conditional Use Application for Layne and Kathryn Miller at the location of 1037 Prospect Road with the condition that all storm water and subdivision requirements are met to the satisfaction of the Township.

Mr. Groff amended his motion to recommend approval of the Conditional Use Application for Layne and Kathryn Miller at the location of 1037 Prospect Road with the condition that the applicant meets all Township requirements; Mr. Nonnemacher seconded the amendment. **Carried 3-0.**

**B. Discussion on Storm Water Ordinance**

The Planning Commission members, Township Staff and Mr. Webber discussed the issue of reviewing the draft Storm Water Ordinance at the next Planning Commission with the Board of Supervisors, where they can address any concerns or questions regarding the draft together. The Planning Commission will hold their regular meeting on January 16, 2014 and at the conclusion of their regular business will conduct a work shop with the Board of Supervisors to discuss the draft of the Storm Water Ordinance.

**VI. The next regular meeting will be held on January 16, 2014 at 7:00 p.m.**

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**VII. Adjournment**

Secretary Yoder 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 3-0.**

Secretary Yoder adjourned the meeting at 7:28 PM.

Respectfully submitted,

Alice Yoder  
Secretary