

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of March 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, March 21, 2013. Chairman Ron Beam 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 Ron L. Youtz, Township Manager; Jodi Grove, Zoning Officer and Maria K. McDonald, Recording Secretary.

I. Minutes

Members reviewed the minutes of the February 21, 2013 meeting.

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

II. Communications

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

III. Briefing Items

A. Hahn/Forney–WHTPC 13-03
Preliminary/Final Subdivision Plan
Location: 4045 Marietta Avenue

Ms. Jodi Grove informed the members that the applicant will be proposing to subdivide three lots off of an existing 77.3 acre parcel. The parcel is located at 4045 Marietta Avenue, the northeast corner of the intersection of Marietta Avenue and Prospect Road. The three proposed lots will be located on the southeast corner of the parcel, with each lot having road frontage and driveway access onto Marietta Avenue. PennDOT has requested that only two driveway accesses be proposed onto Marietta Avenue, so Lot 2 and 3 will have a share common driveway. The lots will be provided with public water and sewer.

IV. Agenda Items

A. Amerimax Home Products –WHTPC 13-02
Storm Water Management Plan/Parking Lot Expansion
Location: 450 Richardson Drive

Mr. James A. Baumgartner of Rettew Associates Inc. informed the members that the applicant is proposing the creation of a new gravel storage area to facilitate a total of 29 tractor trailers. Currently trailers are parked at the proposed site and at various locations throughout the property. The new proposed parking area will allow centralizing storage of trailers and allow other areas currently used for parking trailers to be converted back to automobile parking and eliminate parking along internal driveways. The parking area will be located southwest of the existing buildings and will be connected to the internal access driveway systems. No new external driveways are being proposed. They are

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requesting

waivers for Section 305 and Section 306-Preliminary and Final Plan Approval and for Section 122.21.A-Calculation of Runoff.

Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 305 and Section 306-Preliminary and Final Plan Application based on the justification provided and with the condition that the applicant satisfies the following conditions to the satisfaction of the Township:

1. Roadway considerations along the road frontage of the subject tract shall be discussed and established with the Township including:
 - (a). Any additional right-of-way to be dedicated to the Township or any reserved right-of-way.
 - (b). Any required roadway improvements and/or fee in-lieu-of roadway improvements.
2. All required Zoning and Building Code Compliance approvals shall be approved and secured through the Township, including storage, lighting, signage, etc. As such, it is recommended that those specific improvements be identified on the Plans as required.

Carried 2-0. Ron Beam abstained from voting due to a conflict of interest.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the waiver for Section 122-21.A-Calculation of Runoff based on the justification provided. **Carried 2-0.** Ron Beam abstained from voting due to a conflict of interest.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the Storm Water Management Plan/Parking Lot Expansion with the condition that the applicant satisfies all Township requirements. **Carried 2-0.** Ron Beam abstained from voting due to a conflict of interest.

**B. Erin Court Partners-WHTPC 13-04
Waiver of Land Development
Location: 3775 Hempland Road**

Mr. Bill Swiernik of David Miller/Associates, Inc. informed the members that the applicant is proposing construction of a temporary gravel parking lot over an existing paved area (tennis court) at their site located at 3775 Hempland Road. The storm water management will be addressed with the slight modification to the existing small basin. The applicant is requesting a waiver for Section 303 and Section 306-Land Development Processing.

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Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the waiver for Section 305 and 306 Land Development Processing with the condition that the applicant satisfies the Township's comments that has been listed on the application. **Carried 3-0.**

C. R-2 Inventory

Mr. Ron L. Youtz, Township Manager informed the members as requested, he has prepared a brief summary to outline the recent analysis of the current residential zoned parcels and to determine the comparison of the findings with future developments anticipated by the Lancaster County Planning Commission and with the regional Comprehensive Plan "Growing Together". He indicated to the members that he recognizes that Pat Kadel of the Lancaster County Planning Commission is completing an executive summary, which incorporates her research and data, but yet has not received the final draft and will expedite it to them as soon as he receives the summary.

As you know, the petitions for the Drager and Koller families for rezoning their properties located along Marietta Avenue had been filed in 2012. The petitioners agreed to delay the public hearing until an analysis was completed to assist the members and the Board of Supervisors in taking action on the request. The rezoning request that was before us on behalf of the Drager and Koller families was to rezone their properties from Rural Agricultural to Rural Residential. Our current future land use map identifies the parcels as Rural Residential. Public Water and Sewer would be available to these tracts as both currently exist along Marietta Avenue.

Per the applicant's request, the Township has an obligation per the Pennsylvania Municipal Planning Code to move ahead with the petitions. Mr. Youtz informed the members that at the April 2, 2013 meeting of the Board of Supervisors he will be requesting that they establish a date and time for the required public hearing and it will be his recommendation that they schedule the public hearing for Tuesday, May 7th. Then the rezoning requests will be placed on the Planning Commission's agenda for the April 18th meeting. At that time the Planning Commission will be required to make a recommendation to the Board of Supervisors either in support of the petitions or as a recommendation to deny the request.

There was a brief discussion held between the members and the Township Manager regarding the analysis of land inventory which confirms that there is a significant gap between the projected number of new households and available land. These parcels under current zoning along with other considerations, will not allow the Township to accommodate the projected future demands. In conclusion, they agreed that they will have to take an in-depth review of all vacant parcels and compare them to future needs as they update the Comprehensive Plan prior to 2017.

VI. The next regular meeting will be held on April 18, 2013 at 7:00 p.m.

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VII. Adjournment

Chairman Beam called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to adjourn the meeting.
Carried 3-0.

Chairman Beam adjourned the meeting at 7:45 PM.

Respectfully submitted,

Alice Yoder
Secretary