

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of July 18, 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, July 18, 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; Alice Yoder, Secretary; 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 June 20, 2013 meeting.

Motion: A motion was made by Mr. Groff, seconded by Mrs. Yoder, to approve the minutes of June 20, 2013. **Carried 5-0.**

II. Communications

Chairman Beam asked if there were any communications at this time.

Mrs. Yoder informed the members of the receipt and comments from Lancaster County Planning Commission for the 495 Kinderhook Road Final Lot Add-On Subdivision Plan.

III. Briefing Items - None

IV. Agenda Items

A. 495 Kinderhook Road – WHTPC 13-05
Final Lot Add-On Subdivision Plan
Location: 495 Kinderhook Road

Mr. Steve Gergely of Harbor Engineering informed the members that the applicant is proposing a lot add-on and subdivision of the property located at 495 Kinderhook Road. There are three adjoining parcels. The 21.6 acre parcel contains an existing residence and associated driveway and is served with on-lot water and sewer facilities. The second parcel is .5 acres and fronts onto Kinderhook Road; the third parcel is .16 acres, fronts Kinderhook Road and is located within Columbia Borough. The properties that are located in West Hempfield Township are zoned Rural Residential. The applicant is proposing to subdivide the 21.6 acre parcel, place the existing residence on a 3 acre parcel and 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 agreement will be required. The storm water will be managed with seepage pits and the proposed dwelling will be served by on-lot sewer and water.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to recommend approval of the waiver for Section 404.A.1-Plan Scale based up on the alternative and justification provided. **Carried 5-0.**

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Motion: A motion was made by Mr. Groff, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Sections 602.K.6 and 602.M-Improvement of Existing Streets and Curbing based upon the alternative and justification provided. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mrs. Yoder, to recommend approval of the waiver for Sections 610.A and 610.B-Sewer and Water Connections based upon the alternative and justification provided. **Carried 5-0.**

Motion: A motion was made by Mrs. Yoder, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 122.26.D-Detention/Infiltration facilities are to drain within 24 hours based on the alternative and justification provided, with the condition that the actual infiltration testing and proposed solution is provided to the Township for review and approval prior to installation of the Seepage Pit. **Carried 5-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend approval of the 495 Kinderhook Road Final Lot Add-On Subdivision Plan with the condition that the applicant satisfies all Township conditions. **Carried 5-0.**

**B. Erin Court Partners – WHTPC 13-06
Preliminary/Final Land Development Plan
Location: 3775 Hempland Road**

Mr. Bill Swiernik of David Miller Associates along with attorney Mark Stanley, and owner Mike O'Brien informed the members that the applicant is proposing a 59,800 square foot addition to the north east corner of the existing building located at 3775 Hempland Road. This building was formally the Nichia Building and is currently zoned I-2. The addition will be used for processing storage and distribution of food products. They will be eliminating the center driveway and locate another driveway at the eastern end of the property, this will be separating the car and truck traffic. They are also proposing a new truck access/loading area and passenger vehicle parking area of 161 additional parking spaces. The applicant will be providing street trees and lighting along with curbing and sidewalk along the frontage of the site, except for a small section at the eastern corner of the site. The storm water facilitates will be addressed according to the requirements of the Storm Water Management Ordinance. The site is currently being serviced by public water and sewer.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mrs. Yoder, to recommend approval of the waiver for Section 305 Preliminary Plan Processing with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. **Carried 5-0.**

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Motion: A motion was made by Mr. Groff, seconded by Mr. Rodman, to recommend to deny this modification request of the waiver for Sections 403 and 403.B-Preparation of a Traffic Impact Study and Contribution in Lieu of Preparation of Traffic Impact Study and allow the applicant to provide a fee in lieu of the traffic impact study in the amount acceptable to the Township. **Carried 5-0.**

Motion: A motion was made by Mr. Rodman, seconded by Mr. Groff, to recommend approval of the deferral of the waiver for Section 602.N-Sidewalk Improvements based upon the justification and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mrs. Yoder, seconded by Mr. Nonnemacher, to recommend approval of the waiver for Section 122.26.D-Basin Dewatering based upon the justification and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Groff, to recommend approval of the waiver for Section 122-21.A-Stormwater Calculation Methodology based upon the justification and alternative provided. **Carried 5-0.**

Motion: A motion was made by Mr. Groff, seconded by Mrs. Yoder, to recommend approval of the Erin Court Partners Preliminary/Final Land Development Plan with the condition that the applicant satisfies all Township recommendations and requirements to the satisfaction of the Township. **Carried 5-0.**

C. Discussion on Updating Storm Water Ordinance

Mr. Ron L. Youtz, Township Manager informed the members and staff again that they will continue to see this topic on their agenda for several months. He indicated that the County adopted their new Storm Water Ordinance on May 1st and indicated that the Township has six (6) months to adopt the County Storm Water Ordinance or amend our own Storm Water Ordinance to be consistent with the new County Storm Water Ordinance. Mr. Youtz and Mr. Webber met with Josele Cleary, Township Solicitor and had gone through the consistencies and important components of the County's ordinance and compared it to the Township's ordinance. Mr. Youtz went on to state that Mr. Webber has prepared a lot of information and pulled it together and hopefully this information will be presented as a rough draft and be given to the Supervisors at their August meeting. The draft will be available to review at the August Planning Commission meeting and then some dialog can be made regarding what should be included and not be included in the ordinance. Recently there has been a change that has happened with the storm water regulations, which has not been confirmed yet, but all through this process DEP has indicated that there will be no exemptions for storm water and now there might be some allowance for exemptions. There has been nothing in writing yet, nor has the County adopted or amended the changes to their ordinance, but until then the Township will be still shooting for the November deadline.

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VI. The next regular meeting will be held on August 15, 2013 at 7:00 p.m.

VII. Adjournment

Vice Chairman Rodman 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 5-0.

Chairman Beam adjourned the meeting at 8:00 PM.

Respectfully submitted,

Alice Yoder
Secretary