

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of August 15, 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, August 15, 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; 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 July 18, 2013 meeting.

Motion: A motion was made by Mr. Nonnemacher, seconded by Mr. Rodman, to approve the minutes of July 18, 2013. **Carried 4-0.**

II. Communications

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

Mrs. Yoder informed the members that there were no communications.

III. Briefing Items

A. Marsha Kline – WHTPC 13-08
Stormwater Management Plan
Location: 360 Indian Head Road

Ms. Jodi Grove informed the members that this 20 acre tract located at 360 Indian Head Road was created by the Michener Subdivision a few years ago. Ms. Kline has purchased this lot and is proposing to locate the residential dwelling at a different location than what was proposed on the original subdivision plan. The new home location decreases the impervious area but it is located in the drainage area which was not analyzed by the previous plan.

IV. Agenda Items

A. Discussion on Updating Storm Water Ordinance

Mr. Ben Webber stated to the members that County has adopted a new Storm Water Ordinance on May 1st and had indicated that the Townships have six (6) months to adopt the County Storm Water Ordinance or amend our own Storm Water Ordinance to be consistent with or be more restrictive than the new County Storm Water Ordinance. Consistent with earlier DEP statements and direction, the County's Ordinance does not permit any exemptions. There has been recent dialogue with DEP that indicates they may consider the inclusion of exemptions. The County has prepared a Resolution for the County Commissioners that would amend their Ordinance that would permit certain exemptions. Those amendments will still require DEP approval.

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Members and Township Staff held a discussion regarding the current 1,000 sq.ft. exemption in the Township SWMO; the criteria for small projects; and Agricultural exemptions. The conclusion of the discussion was that they would like to maintain the 1,000 sq.ft. exemption and to also have a small project category for projects that are over 1,000 sq.ft. and not over 5,000 sq.ft. (project/disturbed area). The applicants with small projects that fall between 1,000 and 5,000 sq.ft. would be able to work with Township staff and come up with a simple application for storm water and would not be made to submit a formal storm water plan. Anyone that has a project that is over the 5,000 sq.ft. would need to submit a formal storm water management plan for complete review and approval. The members stated that some Agricultural exemptions already exist, but they would want the farm to have a conservation plan that is certified and one that was being implemented. They also would want to make sure that the project being proposed fits into their current conservation plan. The Township Manager and Engineer indicated to the members that they will be discussing this topic again next month.

VI. The next regular meeting will be held on September 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. 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