

## WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION

Minutes January 19, 2023 – 7:00 PM

The regular meeting of the West Hempfield Township Planning Commission was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue. Vice James Stuckey called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Also, physically present at the meeting were Commissioners Carl Manelius, Barry Carter, and Joel Wamsley, as well as Township Director of Land Use Dwayne Steager, Township Director of Planning Lindsay Gerner, and Township Engineer Melissa Kelly.

### I. Pledge of Allegiance

### II. Reorganization

Nomination and Election of Officers

**Motion:** A motion was made by Mr. Wamsley, and seconded by Mr. Manelius, to appoint Mr. Rodman as Chairman of the West Hempfield Township Planning Commission for 2023. **Carried 4-0.**

**Motion:** A motion was made by Mr. Carter, and seconded by Mr. Manelius, to appoint Mr. Stucky as Vice Chairman of the West Hempfield Township Planning Commission for 2023. **Carried 4-0.**

**Motion:** A motion was made by Mr. Wamsley, and seconded by Mr. Stuckey, to appoint Mr. Carter as Secretary of the West Hempfield Township Planning Commission for 2023. **Carried 4-0.**

2023 Meeting Schedule

### III. Approval of Minutes for October 20, 2022 Meeting

**Motion:** A motion was made by Mr. Carter, and seconded by Mr. Manelius, to approve the revised minutes for the October 20, 2022 Planning Commission meeting. **Carried 4-0.**

### IV. Communications

Mr. Steager introduced Ms. Gerner as the new Director of Planning for the Township.

### V. Comments from the Public

There were no comments from the public.

### VI. Plans

- a. WHTPC 12-2022: 525 Prospect Road/Conley  
Location: 525 Prospect Rd, Mount Joy

Bill Schmitt from Weber Surveyors presented the lot add-on plan on behalf of applicant John M Conely. The plan is to add lands from Samuel & Della Conley to John Conely's property in order to bring the lot area into compliance and allow for a building addition. Two modifications were asked for: Section 404.A.1- Plan Scale and Section 111-56 Replacement Location for On-Lot Sewage Disposal Systems.

**Motion:** A motion was made by Mr. Wamsley, and seconded by Mr. Carter, to

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recommend approval of modification requests from sections 404.A.1 and 111-56 to the Board of Supervisors. **Carried 4-0.**

**Motion:** A motion was made by Mr. Wamsley, and seconded by Mr. Carter, to recommend approval of Plan 12-2022: 525 Prospect Road/Conley Lot Add-on Plan to the Board of Supervisors. **Carried 4-0.**

- b. WHTPC 13-2022: 315 Sylvan Retreat Road/Patel  
Location: 315 Sylvan Retreat Road

Ms Gerner provided an explanation of the Plan. The applicant would like to subdivide the existing residential lot into 3 residential lots. One lot would be flag lot. The existing house would remain, and two additional houses are proposed. The Rettew, the Township Engineer, reviewed the plan and there are some stormwater issues to work out.

- c. WHTPC14-2022: Dayspring Christian Academy  
Location: Mountville Borough

Ms. Gerner provided an explanation of the Plan. The applicant is proposing to build a new school in Mountville Borough. The only part of the project located within the Township is the stormwater discharge. The Applicant will request a Waiver of Land Development from West Hempfield Township and a deferral of plan review to Mountville Borough. The Township will have the right to review the storm sewer located in the Township. The Township and Mountville Borough have the same Engineer.

**VII. Updates - None**

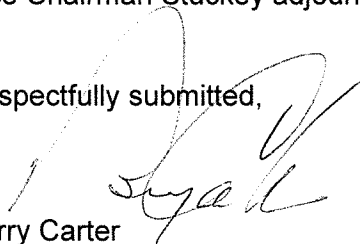
**VIII. The next regular meeting will be held on February 16, 2022 at 7:00 P.M.**

**IX. Adjournment**

**Motion:** A motion was made by Mr. Carter and seconded by Mr. Wamsley to adjourn the meeting. **Carried 4-0.**

Vice Chairman Stuckey adjourned the meeting at 7:30 PM.

Respectfully submitted,

  
Barry Carter  
Secretary