

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION

Minutes October 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. Chairman John Rodman called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Also physically present at the meeting were Commissioners James Stuckey, Carl Manelius, and Barry Carter, as well as Township Director of Planning Lindsay Gerner, and Township Engineer Melissa Kelly.

I. Pledge of Allegiance

II. Approval of Minutes for August 17, 2023 Meeting

Motion: A motion was made by Mr. Manelius, and seconded by Mr. Stuckey, to approve the minutes for the August 17, 2023 Planning Commission meeting. **Carried 4-0.**

III. Communications

None.

IV. Comments from the Public- There were no comments from the public.

V. Plans

1. WHT 06-2023 Pure Water Technology (90 day + Ext: December 22, 2023)

Preliminary/Final Subdivision & Land Development Plan

Applicant: Pure Water Technology

Location: Corporate Blvd

Zone: I-1 – 8.34 acres

The applicant proposes to subdivide a parcel of land and construct a 23,800 sq ft. building on one of the parcels.

Requested Modifications:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

a. Section 305 – Preliminary Plan Processing

The applicant has requested a modification of the requirement to process a preliminary plan and in the alternative proceed directly to final plan.

Motion: A motion was made by Mr. Carter, seconded by Mr. Manelius, to recommend approval of this modification based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. **Carried 4-0**

b. Section 404- Traffic Impact Study

The applicant has requested a waiver of the requirement to provide a Traffic Impact Study, and in the alternative, provide a trip generation report and a fee-in-lieu of a traffic impact study in the amount of \$16,200.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Manelius, to recommend approval of this waiver of a Traffic Impact Study and approval of the fee-

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f. Section 609.E.8 – Street Tree Spacing

The applicant has requested a modification of the requirement that street trees shall be provided and spaced not less than 40 feet nor more than 60 feet apart along the entire length of each existing street. In the alternative, the applicant proposes to place the total number of street trees required at a spacing that allows for the driveway and utilities to be constructed on Lot 22A

Motion: A motion was made by Mr. Carter, seconded by Mr. Manelius, to recommend approval of this modification for proposed Lot 22A based on the alternative and justification provided. The Township engineer recommends deferral of the installation of street trees for remaining lands Lot 2 until such time as that lot is developed with the condition that a note is provided on the plan for future reference. **Carried 4-0.**

g. Section 122-47.J – Basin Dewater Times

The applicant has requested a modification of the requirement for stormwater management basins to have a maximum dewatering time of 24 hours. Alternatively, the applicant is proposing that Rain Gardens 1 and 2 be permitted to dewater the stormwater management rate control storage in a time less than 40 hours.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend approval of this modification based upon the justification provided. **Carried 4-0.**

h. Section 122-48.A.2.c – Loading Ratios

The applicant has requested a modification to allow for an increase in the allowable loading ratios for Rain Gardens 1 and 2. Alternatively, the applicant is proposing an overall loading ratio of 13:1 and an impervious loading ratio of 9:1 for Rain Garden 1; and an overall loading ratio of 16:1 and impervious loading ratio of 9:1 for Rain Garden 2. The township ordinance and NPDES criteria recommend maximum loading ratios of 8:1 overall and 5:1 for impervious areas.

Motion: A motion was made by Mr. Manelius, seconded by Mr. Stuckey, to recommend approval of this modification based upon the justification and alternative provided. **Carried 4-0.**

Plan:

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend conditional approval of the Land Development Plan and that all remaining outstanding engineering comments are resolved to the satisfaction of Township Staff and the Township Engineer. **Carried 4-0.**

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engineering comments are resolved to the satisfaction of Township Staff and the Township Engineer. **Carried 4-0.**

3. **WHT 08-2023 Lot 5 Indian Springs Drive (sketch)**
Sketch Plan
Applicant: Rajesh Surapaneni
Location: Lot 5, south side of Indian Springs Drive
Zone: I-1 (Light Industrial) 3.59 acres

The parcel is located in the Business Campus Overlay District of the I-1 Zone. Specific lots in the overlay district were designated to be used for “accessory commercial uses”. The applicant is seeking input on whether their accessory commercial use (a daycare) would be allowed to be built on a non-accessory commercial use designated parcel.

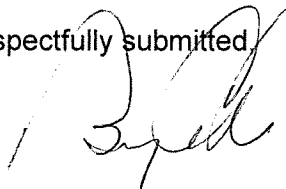
Motion: A motion was made by Mr. Carter, seconded by Mr. Manelius, to recommend that the applicant be allowed to proceed with their plans to construct a Goddard School on Lot 5, a non-accessory commercial use designated parcel. **Carried 4-0.**

- VI. **Updates – None**
- VII. **The next regular meeting will be held on November 16, 2023 at 7:00 P.M.**
- VIII. **Adjournment**

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

Chairman Rodman adjourned the meeting at 8:15 PM.

Respectfully submitted,



Barry Carter
Secretary