

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes February 16, 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, 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. Approval of Minutes for January 19, 2023 Meeting**

**Motion:** A motion was made by Mr. Wamsley, and seconded by Mr. Carter, to approve the minutes for the January 19, 2023 Planning Commission meeting. **Carried 5-0.**

**III. Communications**

None.

**IV. Comments from the Public**

There were no comments from the public.

**V. Plans**

- a. WHTPC 01-2023: Kinderhook Farm, LP  
Location: 4440 Marietta Pike

Ms. Gerner provided an explanation of the Plan. The applicant would like to subdivide the existing agricultural lot into 3 agricultural lots. The property is bisected east/west by Marietta Pike and the southern portion is bisected north/south by a right-of-way and exclusive easement to transcontinental Gas Pipe Line Company. All lots would remain in agricultural use at this time. All lots are proposed as non-building lots at this time.

**VI. Conditional Use**

- a. CU 89: SSBC Land Co., LP Murry

Claudia Shenk, counsel for the applicant, gave an overview of the proposed conditional use including the background of the property and the requested modifications.

**Section 703.1H** Alternate timetable. The applicant revised the request to 15 years from date of approval to completion of construction instead of 10 years which was stated on the application.

**Section 1204.3G** related to residential building length

**Section 1204.3H** related to residential building depth

**Section 1204.3J** related to maximum impervious coverage

**Section 1206.1A3b** related to standards for open spaces and area designations

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Chris Venarchick from RGS Associates gave an overview of the proposed layout of the conditional use. The site plan indicates 99 single-family attached dwelling units, 50 single-family semidetached dwelling units, and 128 multiple-family dwelling units. There will be two access points to the property: one via Stony Battery Rd and One via Ivy Drive. 43% of the property will be designated as restricted open space. A Floodplain restoration project is also proposed with this project.

Jarred Neal, P.E. with Traffic Planning and Design, Inc. answered questions regarding the Traffic Impact Study. Concerns were raised about the access via Stony Battery Rd and the PC suggested possibly eliminating the Stony Battery access point in favor of two access points via Ivy Drive.

Motion: A motion was made by Mr. Manelius and seconded by Mr. Carter to recommend approval of the Conditional Use and the requested modifications, including the revision of modification 703.1H.

- VII. Updates - None**
- VIII. The next regular meeting will be held on March 16, 2022 at 7:00 P.M.**
- IX. Adjournment**

**Motion:** A motion was made by Mr. Carter and seconded by Mr. Manelius to adjourn the meeting. **Carried 5-0.**

Chairman Rodman adjourned the meeting at 7:50 PM.

Respectfully submitted,

Barry Carter  
Secretary

