

**WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION**  
**Minutes of May 17, 2018**

The regular meeting of the West Hempfield Township Planning Commission was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania, on Thursday, May 17, 2018. Chairman Ron Beam called the meeting to order at 7:00 PM and led the Pledge of Allegiance. Board members Vice Chairman John Rodman, Secretary Barry Carter, Larry Groff and James Stuckey were present. Also in attendance were Andrew B. Stern, Township Manager; Melissa Kelly, Township Engineer; Dwayne R. Steager, Zoning Officer; and Maria K. McDonald, Recording Secretary.

**I. Minutes**

Members reviewed the minutes of the April 19, 2018 meeting.

**Motion:** A motion was made by Mr. Groff, seconded by Mr. Stuckey, to approve the minutes of April 19, 2018.  
**Carried 5-0.**

**II. Communications**

Chairman Beam asked if there were any communications at this time. Secretary Carter indicated he had received communications from LCPC on all of the agenda items tonight.

**III. Briefing Items - None**

**IV. Agenda Items**

**A. Conditional Use No. 77 – St. Mary’s Coptic Orthodox Church**  
**Location: 770 Summit Drive**

Ms. Jill Nagy of Summers Nagy Law Offices and Mr. James A Dunkelberger of Light-Heigel Associates, Inc. informed the members that the applicant is proposing to construct a house of worship with related accessory uses and structures on property it owns located in the Traditional Village zoning district. A house of worship/church is a permitted use by conditional use pursuant to Sections 403.2.C.1 and 403.2.C.2. The maximum building area permitted in the TV District is 6000 sq.ft. under the Section 403.3.A.6. However, the Board of Supervisors may permit up to 10,000 sq.ft. of building area by modification of standards under Section 403.3.B.3.d. The applicant is proposing a church building with a total building area of 10,000 sq.ft. The applicant is seeking conditional use approval for the entire project at this time although they may choose to phase the construction of the building, as may be presented in the plans for building code review. In addition they are also requesting a one year extension of time under Section 703.1.H providing for Applicant to obtain a zoning permit within 2 years of these approvals and to complete construction within 3 years of these approvals.

Chairman Beam indicated that the entrance is located in the flood plain and Mr. Dunkelberger would probably have to address that during the land development phase with some significant permitting and suggested that he might want to look into that rather quickly.

**Motion:** A motion was made by Mr. Carter, seconded by Mr. Groff, to recommend the Conditional Use Application No. 77 for the St. Mary’s Coptic Orthodox Church to the Board of Supervisors with the condition that the applicant would give consideration into the location of the driveway entrance located in the flood plain.  
**Carried 5-0.**

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**B. Petition to Amend the Zoning Ordinance – WHTPC 02-18  
ACP Properties LLC**

Mr. Mark Stanley of McNees Wallace & Nurick LLC informed the members that he is representing ACP Properties LLC (“ACP”) who is proposing to amend the West Hempfield Township Zoning Ordinance to create a “Mixed-Use Development Design Option” in the C-2 Commercial District permitted by Conditional Use. Mr. Stanley indicated to the members that they had discussed this issue with Township staff on March 15, 2018 and would like to receive a recommendation for approval to the Board of Supervisors.

**Motion:** A motion was made by Mr. Rodman, seconded by Mr. Carter, to recommend approval of the petition to amend the zoning ordinance to establish a Mixed-Use Development Design Option in the C-2 Commercial District permitted by Conditional Use. **Carried 5-0.**

**C. Sketch Plan – J&J Service Solutions-WHTPC 03-18  
Location: 1820 Franklin Road**

Mr. Michael L. Saxinger of Saxinger & Associates, Inc. and Mr. Jeff Morey of J&J Service Solutions are requesting a comment from the Planning Commission on the Sketch Plan for J & J Services Solutions located at 1820 Franklin Road. They are proposing to build a 21,065 sq.ft. building with six additional parking places and two loading docks on a parcel in a C-2 district. They have been granted a special exception and variances from the Zoning Hearing Board. There is an existing building that houses J&J Service Solutions and a tenant at the location.

A discussion was held between Mr. Stern and the Planning Commission Members concerning an Urban Growth Area Map. This topic has been discussed in previous meetings and it was determined that there should be an Urban Growth Area Map which should be included with the Township’s upcoming new Comprehensive Plan.

**IV. The next regular PC Meeting will be held on June 21, 2018 at 7:00 PM.**

Chairman Beam called for a motion to adjourn the meeting.

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

Chairman Beam adjourned the meeting at 7:45 PM.

Respectfully submitted,

Barry Carter  
Secretary