

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of May 20, 2021 – 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. The public was permitted to attend in-person or remotely via Zoom (video and audio), with instructions provided at the Township's internet website. Also, physically present at the meeting were Commissioners Jim Stuckey, Joel Wamsley, Amanda Hood, Assistant Zoning Officer Maria K. McDonald as well as the Township Manager Andrew Stern. In attendance remotely via Zoom were Commissioner Barry Carter and Township Engineer Melissa Kelly.

I. Pledge of Allegiance

II. Minutes

Motion: A motion was made by Mr. Wamsley and seconded by Mrs. Hood to approve the minutes of April 15, 2021. **Carried 5-0.**

III. Communications

There were no new communications to report.

IV. Comments from the Public

There were no comments provided by the public.

V. Briefing Items

A. Turkey Hill Store #136 WHTPC 3-2021(90 Days 7/06/2021)
Preliminary/Final Land Development Plan
Location: 3670 Marietta Avenue – Zoned TV

Maria McDonald informed the commissioners that the applicant is proposing to install a new kiosk Burger King with a drive-thru at the previous Fulton Bank location at 3570 Marietta Avenue. The applicant Turkey Hill did go to the Zoning Hearing Board on May 12, 2020 and was granted to allow a substitution from an existing non-conforming use to a different non-conforming use. Also, the applicant was granted a time extension on the Zoning Hearing Board meeting on May 11, 2021.

B. Peregrine WHTPC 6-2021(90 Days 8/04/2021)
Preliminary/Final Land Development Plan
Location: 4304 Marietta Avenue – Zoned RA

Mrs. McDonald informed the commissioners that the applicant is proposing to develop the property located at 4304 Marietta Avenue with an open space design option development with 70 townhouses dwellings as a planned community. The Planning Commission saw this project as Conditional Use #85 back on March 18, 2021 and was approved by the Board of Supervisors on April 6, 2021.

C. The Reichardt Tracts WHTPC 7-2021(90 Days 8/04/2021)
Preliminary/Final Subdivision Plan
Location: 3809 & 3835 Concordia Road – Zoned R2

Mrs. McDonald informed the commissioners that the applicant is proposing to subdivide two existing tracts of land located at 3809 and 3835 Concordia Road. The two existing tracts each have a single-family

dwelling on them. The plan is to subdivide the property for 7 large building lots for 7 new single-family homes. The application was granted a variance for lot size and access drive and driveway design at the December 8, 2020 Zoning Hearing Board.

VI. Agenda Items

**A. Shentel WHTPC 14-2020
Stormwater Major Plan
1580 Stony Battery Road – Zoned R2**

The applicant is proposing to install an equipment building/shelter, meter bank, propane tank and generator within an enclosed compound on the undeveloped 0.613-acre parcel located at 1580 Stony Battery Road. The applicant is requesting a modification of Section 122-36 Major Land Disturbance. If the modification is approved the applicant would process the major stormwater plan as a minor land disturbance. The provided justification for this modification is that the increase in runoff generated by the 1,900 square foot increase in impervious area is minimal.

Motion: A motion was made by Mr. Stuckey and seconded by Mr. Wamsley to recommend the request of the modification of Section 122-36 Major Land Disturbance with the condition that the plan be titled and processed as a minor stormwater plan. Carried 5-0.

VII. Updates

**A. 620 Sycamore Drive WHTPC 13-2020 (Time Extension 7/06/2021)
Preliminary Subdivision Land Development Plan
Location: 620 Sycamore Drive**

Mr. Stern indicated that the applicant is not ready and is still working on Rettew's comments. But they will be at the Board of Supervisor's June 1 meeting to discuss only one pipe for Sycamore Drive which will play a big role in the entire plan. If the Board of Supervisors like the pipe they are proposing it will satisfy one of the comments on Rettew's review. There are still major comments that need to be dealt with before they come to the Planning Commission meeting.

VIII. The next regular meeting will be held on June 17, 2021 at 7:00 P.M.

IX. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

Motion: A motion was made by Mr. Wamsley, seconded by Mrs. Hood, to adjourn the meeting.
Carried 5-0.

Chairman Rodman adjourned the meeting 7:25 PM.

Respectfully Submitted,



Barry Carter
Secretary