

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes of June 17, 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, and Barry Carter, as well as Zoning Officer Dwayne Steager, Township Manager Andrew Stern, and Township Engineer Melissa Kelly.

I. Pledge of Allegiance

II. Minutes

Motion: A motion was made by Mr. Wamsley and seconded by Mr. Stuckey to approve the minutes of May 20, 2021. **Carried 4-0.**

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

There were no new briefing items.

VI. Agenda 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

At the applicant's request, this application has been tabled until next month.

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

Mr. William Swiernik indicated that his team has received review comments from the Township and are working through them. They hope to return next month for action.

A few questions arose from the Commissioners:

Streets? They are to be private.

Street Trees? They are seeking a modification to relocate the trees on site so they fit better.

Rec. Fees? The applicant would like to discuss with the Board the timing of the fee payment.

Mr. Swiernik stated they are working to obtain approval for sewer and water as well as their NPDES permit.

There were several residents who questioned the desire to build on farmland, why they did not know about this project until now, and why there appears to be 'fast and furious' development in the Township right now. Mr. Stern explained that this property is in the Urban Growth Area and that development here will, in theory, save a farm outside of the Urban Growth Area. The project has received rezoning approval and Conditional Use approval, both of which involved Public Hearings. Chairman Rodman noted that development in the Township is actually rather slow in the past couple of years.

**C. Drager Property WHTPC 8-2021
Zoning Map Amendment Petition
Location: High Ridge at Marietta**

Ms. Claudia Shank, attorney representing the applicant, explained that they have withdrawn their request to rezone to R3 and have instead requested to be rezoned to R2. This decision was based on feedback from the staff, Board, and residents at the May 4, 2021 Board meeting. In addition, the applicant has recorded a deed declaration limiting the development to single family detached dwellings, using the Open Space Design option, and will have a HOA for the development.

If/when this rezoning would be approved, the applicant would proceed to the Conditional Use process to obtain approval for the Open Space Design option. They would then proceed to subdivision plan processing.

The Commission asked about density permitted in R2 and R3. R2 allows 1.75 dwellings per acre. R3 allows 3.0 dwellings per acre. TDR's can be used to increase density.

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Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of this rezoning request to R2. **Carried 4-0.**

VII. The next regular meeting will be held on July 15, 2021 at 7:00 P.M.

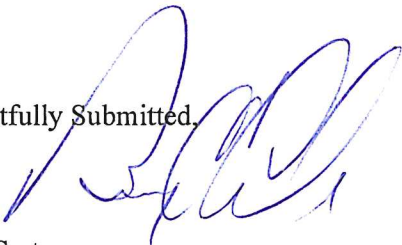
VIII. Adjournment

Chairman Rodman called for a motion to adjourn the meeting.

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

Chairman Rodman adjourned the meeting 7:43 PM.

Respectfully Submitted,



Barry Carter
Secretary