

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION

Minutes June 15, 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, Joel Wamsley 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 April 20, 2023 Meeting

Motion: A motion was made by Mr. Wamsley, and seconded by Mr. Manelius, to approve the minutes for the April 20, 2023 Planning Commission meeting. **Carried 5-0.**

III. Communications

Mr. Carter shared information about the Lancaster County Historic Preservation Summit hosted by Historic Preservation Trust of Lancaster County, to be held on September 22, 2023.

IV. Comments from the Public

There were no comments from the public.

V. Plans

A. WHTPC 03-2023 Chinese Bible Church of Lancaster (90 days: Aug 16th, 2023)

Final Land Development Plan

Applicant: Chinese Bible Church of Lancaster

Location: 4050 Marietta Ave Columbia

Zone: R-1 – 3.5 acres

Mr. Thomas Matteson from Deihm & Sons, presented the Land Development Plan on behalf of the Chinese Bible Church. The Church plans to build a 6,411 sq ft addition onto the existing old school house, which is used for a fellowship hall. The purpose of the addition is to be able to have a meal with the church attendees after service. The current fellowship hall is too small to hold the congregation. After presenting the plan, Mr. Matteson answered questions from the Planning Commission regarding parking, stormwater, and church capacity.

Ms. Kelly stated that the comments on the review letter are minor in nature.

1. 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. Stuckey, seconded by Mr. Wamsley, to recommend approval of this modification based upon the justification provided

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with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. Carried 5-0

2. Section 402 – Feasibility Report on sewer and water facilities.

The applicant has requested a waiver of the requirement to submit a Feasibility Report based on the justification that feasibility reports are typically required to determine the feasibility of connecting a project to public utilities. In this case, public utilities are available to the site, and the site, including the building being added onto, are already connected to public utilities.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Carter, to recommend approval of this modification based upon the justification provided. Carried 5-0.

3. Section 403 – Traffic Impact Study

The applicant has requested a waiver of the requirement to submit a traffic impact study. The applicant has indicated that the building addition is not for expanding the church's capacity. The capacity of the church is capped at 140 by the sanctuary in the main building. The purpose of this project is to provide space for the congregation to have a meal together. The current fellowship hall can only hold approximately 70 people maximum. The project will not generate any additional traffic.

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 pay a fee-in-lieu of a traffic impact study. Carried 5-0.

4. Section 404.A.1- Plan Scale

The applicant has requested a modification of the requirement to provide a plan at a scale of one inch equals 20 feet (1"=20') or one inch equals 50 feet (1"=50'). In the alternative, the applicant has provided a plan scale at one inch equals 30 feet (1"=30').

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Stuckey, to recommend approval of this modification based upon the justification and alternative provided. Carried 5-0

5. Section 602.K.6.b – Improvements of Existing Streets

The applicant is requesting a waiver of the requirement for the improvement of the two existing adjacent state highways, Marietta Avenue (SR 0023) and Prospect Road (SR 4001). The applicant states that the streets were improved in the past when the traffic signal was installed, and the project only involves the expansion of the fellowship hall and not an increase in the intensity of the use or additional traffic.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend denying the request to waive the reconstruction of Marietta Avenue and Prospect Road to its centerline but allow the applicant to defer the

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improvements based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six months of the date of notice to do so.” Carried 5-0

6. Section 602.M – Curbing

The applicant is requesting a waiver of the requirement for the installation of curbing along the adjacent two state highways, Marietta Avenue (SR 0023) and Prospect Road (SR 4001). The applicant states that the streets were improved in the past when the traffic signal was installed. At that time curb was installed for a distance along the frontage of the site along both roadways. The project only involves the expansion of the fellowship hall and not an increase in the intensity of the use or additional traffic.

Motion: A motion was made by Mr. Manelius and seconded by Mr. Wamsley to deny the request to waive curbing along Marietta Avenue and Prospect Road but allow the applicant to defer the curbing based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of curbs, sidewalks, and road widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the curbs, sidewalks, and road widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.” Carried 5-0

7. Section 602.N – Sidewalks

The applicant is requesting a waiver of the requirement for the installation of sidewalks along the adjacent two state highways, Marietta Avenue (SR 0023) and Prospect Road (SR 4001). The applicant states that the streets were improved in the past when the traffic signal was installed. There is no sidewalk anywhere in the vicinity of the project. The project only involves the expansion of

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the fellowship hall and not an increase in the intensity of the use or additional traffic.

Motion: A motion was made by Mr. Carter and seconded by Mr. Stuckey to deny the request to waive sidewalks along Marietta Avenue and Prospect Road but allow the applicant to defer the sidewalks based on the justification provided with the condition that the following note is added to the plan: "The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of curbs, sidewalks, and road widening at all locations where the property abuts a public street. Upon owner's request for modifications, the obligation to complete the curbs, sidewalks, and road widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board's sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so." Carried 5-0

8. Section 602.R- Clear Sight Triangles

The applicant is requesting a modification of the requirement to provide a clear sight triangle measured 100' along the centerlines of the street and driveway in each direction from the intersection of the centerlines. The justification provided is that the driveway is old and predates the SALDO. There is parking very close to the entrance, and it is not possible to provide the full 100' clear sight triangle along the driveway without removing parking. The applicant is requesting permission to provide a clear sight triangle measured 100' along the street and 45' along the driveway.

Motion: A motion was made by Mr. Wamsley, seconded by Mr. Manelius to recommend approval of the modification request based on the justification and alternative provided. Carried 5-0

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

The applicant has requested a modification of the requirement to provide street trees spaced not less than 40 feet nor more than 60 feet apart along the entire length of each existing street. The Justification provided is that there is a public water main and associated easement that runs along Marietta Avenue across the entire frontage of the site, and there is a stormwater facility and easement along the frontage of Prospect Road. The number of required street trees will be provided.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley to recommend approval of the modification request based on the justification and alternative provided. Carried 5-0

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Plan:

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval to the Board of Supervisors. Carried 5-0

VI. Updates – None

VII. The next regular meeting will be held on July 20, 2023 at 7:00 P.M.

VIII. 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 7:35 PM.

Respectfully submitted,

Barry Carter
Secretary