

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION

Minutes August 17, 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 June 15, 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

**1. WHT 02-2023 The Preserve at Silver Spring (90 days: October 3, 2023)
Preliminary/Final Land Development Plan & Lot add on**

Applicant: SBD Group, LLC
Location: 3733 Marietta Ave
Zone: TV – 8.35 acres

The applicant received a Conditional Use approval (case 86) in January 2022 to allow for 80 Multi-family dwelling units to be constructed.

Requested Modifications:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

a. 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. Carter, seconded by Mr. Stuckey, to recommend approval of this modification based upon the justification provided with the condition that the applicant satisfy all preliminary and final plan requirements to the satisfaction of the Township. Carried 5-0

b. 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').

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c. Section 404.C.3- Existing Features

The applicant has requested a modification of the requirement to provide existing significant features within 200 feet of the subject tract and in the alternative has provided detailed survey for areas of improvements immediately adjacent to the property.

d. Section 602.K.6.b – Reconstruction of Marietta Ave to Centerline

The applicant has requested a modification of the requirement to fully reconstruct Marietta Avenue abutting the development and, in the alternative, allow for a mill and overlay to the centerline of Marietta Avenue. In addition, the curb and sidewalk improvements will provide a full depth paving section for the road widening and will be approved by PennDOT as part of a Highway Occupancy Permit plan submittal.

e. Section 602.M – Curbs

The applicant has requested a modification of the requirement to provide curbs to be constructed at eight inches high and in the alternative provide six-inch-high curb for the internal parking areas and access drive which will be privately owned and maintained.

f. Section 602.Q.5 – Intersection Radius

The applicant has requested a modification of the requirement to provide a minimum radius of 35 feet at the access drive intersection with Marietta Avenue (collector street) and instead have provided radii of 15 feet. The applicant indicates that Marietta Avenue is a state road and subject to PennDOT approval that a trash truck can easily maneuver the access.

g. Section 603.A- Parking Compounds

The applicant is requesting a modification of the requirement to provide parking spaces at a minimum size of nine feet wide by 20 feet long and in the alternative is proposing the parking spaces to be nine feet wide by 19 feet long, which is consistent with the zoning ordinance.

h. Section 603.C – Off-Street parking Horizontal Curves

The applicant is requesting a modification of the requirement to provide five-foot curve radii for horizontal curves in parking areas and is providing some curbed islands with a four-foot curve radius, which is consistent with the zoning ordinance.

Motion: A consent motion for was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of modifications B through H based upon the justifications provided and the conditions stated. Carried 5-0

i. Section 122-43.Q.1.a- Stormwater Facilities Near Sinkholes

The applicant is requesting a modification of the requirement that no stormwater management facilities be placed in, over, or within 100 feet of sinkholes. In the alternative, the applicant has designed infiltration basins near identified sinkholes in consultation with the geologist and has subsequently repaired the referenced sinkholes under the geologist's supervision.

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j. Section 122-46.D.a.3- Pipe Cover

The applicant is requesting a modification of the requirement to provide all storm sewer pipes subject to vehicular loading with a minimum 12" of cover to stone subgrade, and in the alternative proposes the pipe from I-B8 to I-B7 to have approximately 10" of cover and to be Class V RCP.

Motion: A consent motion for was made by Mr. Stuckey, seconded by Mr. Wamsley, to recommend approval of modifications I & J based upon the justifications provided and the conditions stated. Carried 5-0

k. Section 122-48.A.2.c – Loading Ratios

The applicant is requesting a modification of the requirement to limit the loading ratios for stormwater management facilities underlain by Karst geology to 3:1 impervious drainage area to infiltration area and 5:1 total drainage area to infiltration area. In the alternative, Basin One will have a 7:1 total drainage area and 4.1:1 impervious drainage area to infiltration area loading ratios, and Basin Two will have a 7.6:1 total drainage area and 4.3:1 impervious drainage area to infiltration area loading ratios.

Motion: A motion was made by Mr. Manelius, seconded by Mr. Stuckey, to recommend approval of this modification based upon the justification and alternative provided with the condition that the plans state a professional geologist or geotechnical engineer, in addition to the Township, shall be contacted upon the discovery of any sinkhole or carbonate geology formations during construction of the stormwater management facilities. Carried 5-0

Plan:

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

2. WHT 07-2023 Taylor Chip (90 days: November 15, 2023)

Final Subdivision Plan

Applicant: Taylor Chip

Location: 1780 Columbia Ave

Zone: C-1 – 3.307 acres

Ms. Gerner provided a briefing on the Taylor Chip Land Development plan. The site is a 3.307-acre undeveloped parcel. A new 20,000 square foot building is proposed that contains 17,000 square feet to be used for production and shipping of cookies and related products, as well as 3,000 square feet to be used for retail sales and limited tables. An HOP is in process for a new drive onto Columbia Avenue. Public sewer and water will be provided by LASA and Columbia Water Company.

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**3. CU-90 Buterbaugh
Steven P. Buterbaugh & Chatsworth HOA
702 Bridle Wreath Lane, Lancaster**

The applicants are seeking modification of conditions 3 and 17 of the Conditional Use Decision dated November 6, 2006 to build a garage behind the existing barn and garage in the Open Space of Lot 38 to store equipment to continue to maintain the property.

Attorney Michele Werder, Attorney Dwight Yoder, and applicant Mr. Buterbaugh were in attendance. Attorney Werder and Mr. Buterbaugh spoke about what the applicant wished to construct and the purpose for it. Attorney Yoder provided details regarding the homeowners association. There was a discussion that while the applicant owned the property, the homeowners association was responsible for upkeep and maintenance of the buildings and land outside of the residential easement. The homeowners association does not have the funds, manpower, or desire to upkeep the property. Especially since it is private property and the residents of the development do not have access to the property in question. It was stated that the homeowners association is in favor of the garage. The proposed garage would be in the same architectural style as the existing structures. What is currently being stored outside the existing barn will be moved into the proposed garage.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend approval to the Board of Supervisors of the modification to conditions 3 & 17 of the existing conditional use requirements to allow for the construction of a garage as presented. Carried 5-0

VI. Updates – None

VII. The next regular meeting will be held on September 21, 2023 at 7:00 P.M.

VIII. Adjournment

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

Chairman Rodman adjourned the meeting at 7:56 PM.

Respectfully submitted,

Barry Carter
Secretary