

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION  
Minutes March 21, 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, Donna Bushong, Rick, Delgiorno and Susan Dicklitch-Nelson, as well as Township Director of Planning Lindsay Gerner, Township Manager Andrew Stern, and Township Engineer Melissa Kelly.

**I. Pledge of Allegiance**

**II. Approval of Minutes for February 15, 2024 Meeting**

**Motion:** A motion was made by Mr. Stuckey, and seconded by Mr. Manelius, to approve the minutes for the February 15, 2024 Planning Commission meeting. **Carried 5-0.**

**III. Communications**

Melissa Kelly informed the Planning Commission that Mountville Borough received a grant to update the Borough Park which has a tiny portion in West Hempfield Township. She stated that letters will be sent to us from Mountville informing us about the project. Mr. Stern stated that he will take the letter to the Board for acknowledgement.

**IV. Comments from the Public-** There were no comments from the public.

**V. Plans**

**1. WHT 11-2023 DDP Enterprises, Inc.**

**Applicant:** DDP Enterprises, c/o Dennis Funk

**Location:** Klinsville and Kinderhook Roads

**Zone:** Rural Residential 45.6 acres

Todd Vaughn from David Miller Associates presented for the applicant. There are 3 parcels located in the Rural Residential Zone. The lot lines of two of the existing parcels will be reconfigured to make them conforming lots and the other parcel will be subdivided into 5 lots. All lots will be served by on-lot water and public sewer. The sewer lines will also be extended to neighboring properties that wish to connect. Three of the lots will be served by existing driveways, the other 4 lots will utilize a shared driveway which was granted approval by the Zoning Hearing Board on May 9, 2023 and March 12, 2024.

**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. Delgiorno, seconded by Ms. Bushong to recommend approval 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 602.K.6.b – Improvement of Existing Streets**

The applicant is requesting a waiver of the requirement to reconstruct Klinesville Road and Kinderhook Road based on the minor nature of the proposed subdivision, the road has recently been repaved by the Township, driveway access exists for the three proposed lots, and no new driveways are proposed. Kinderhook Road is a state road and improvements will be dictated by PennDOT in their review.

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Manelius to recommend denial of the request to waive the reconstruction of Klinesville Road and Kinderhook Road but allow the applicant to defer the roadway improvements based on the justification provided and 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 months of the date of notice to do so." **Carried 5-0**

**C. Section 602.M – Curbing**

The applicant is requesting a waiver from the requirement to install curbing along Klinesville Road and Kinderhook Road based on the minor nature of the proposed subdivision, additional stormwater would need to be addressed, and there would be a need to create additional disturbance to a road that has recently been paved by the Township. PennDOT will determine if curbing is needed along Kinderhook Road.

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Manelius to recommend denial of the request to waive curbing along Klinesville Road and Kinderhook Road but allow the applicant to defer the curbing based on the justification provided and 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 months of the date of notice to do so." **Carried 5-0**

**D. Section 602.N – Sidewalks**

The applicant is requesting a waiver from the requirement to install sidewalk along Klinesville Road and Kinderhook Road with the justification that the proposed residential subdivision is minor in nature and no sidewalks exist adjacent to the site.

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Manelius to recommend denial of the request to waive sidewalks along Klinesville Road and Kinderhook 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 months of the date of notice to do so." **Carried 5-0**

**E. Section 609.E.8 – Street Trees**

The applicant has requested a modification of the requirement to provide street trees along the entire length of Klinesville Road with the justification that the right-of-way frontage includes existing vegetation, woods, and overhead power lines. In the alternative, street trees are provided along the frontage of Klinesville Road at Lot 6, outside the area of power lines and existing vegetation.

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

**STORMWATER MANAGEMENT**

**F. Section 122-48A.2.c – Loading Ratios**

The applicant is requesting a waiver from the requirement for volume control facilities in non- karst areas to have a maximum allowable total drainage area to infiltration area of 8:1. The applicant states that the request is justified due to well-drained soil conditions, dewatering times within the allowable 72 hours, and space constraints on the site. In the alternative the applicant has provided Infiltration Trenches with total drainage area to infiltration area ratios of 23:1 for Rock Bin 3, 20.5:1 for Rock Bin 2, 17.5:1 for Rock Bin 4, and 16.5:1 for Rock Bin 5.

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Delgiorno to recommend approval of this modification subject to the condition that the applicant include the proposed loading ratio information in the Post Construction Stormwater Management Report.

**PLAN**

**Motion:** A motion was made by Mr. Stuckey, seconded by Mr. Delgiorno, to recommend conditional approval of the Pre/Final Subdivision and Land Development Plan and that all remaining outstanding engineering comments are resolved to the satisfaction of Township Staff and the Township Engineer. **Carried 5-0**

**VI. Updates – None**

**VII. The next regular meeting will be held on April 18, 2024 at 7:00 P.M.**

**VIII. Adjournment**

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

Chairman Rodman adjourned the meeting at 7:15 PM.

Respectfully submitted,



Rick DelGiorno  
Secretary