

WEST HEMPFIELD TOWNSHIP PLANNING COMMISSION
Minutes November 16, 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. Prior to the meeting, The Township Manager administered the Oath of Office to new member, Donna Bushong. 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, Barry Carter, and Donna Bushong, as well as Township Director of Planning Lindsay Gerner, Township Director of Land Use Dwayne Steager, Township Manager Andrew Stern, and Township Engineer Melissa Kelly.

- I. **Donna Bushong Oath of Office**
- II. **Pledge of Allegiance**
- III. **Approval of Minutes for October 19, 2023 Meeting**

Motion: A motion was made by Mr. Manelius, and seconded by Mr. Stuckey, to approve the minutes for the October 19, 2023 Planning Commission meeting. **Carried 4-0.**

- IV. **Communications**
None.
- V. **Comments from the Public-** There were no comments from the public.
- VI. **Plans**

- 1. **WHT 04-2023 Drager Tract (90 day + Ext: December 22, 2023)
Preliminary Subdivision & Land Development Plan
Applicant: High Ridge Acquisitions, LLC
Location: High Ridge Rd & Marietta Ave
Zone: R-3 – 38.3 acres**

The applicant proposes to subdivide a parcel of land and construct a 70 single family detached dwellings.

Requested Modifications:

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

A. 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 80 feet, one inch equals 30 feet, and one inch equals 40 feet.

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

B. Section 602.I.1 – Vertical Road Alignment

The applicant requests a modification of the requirement to provide a minimum K Value of 15

as it pertains to the minimum vertical curve length of 75 feet for Jasmine Place. In the alternative, the applicant proposes a K Value of 10.01 and a vertical curve length of 50 feet.

Motion: A motion was made by Mr. Carter, seconded by Mr. Stuckey, to recommend approval of this modification based upon the alternative and justification provided subject to PennDOT approval of the connection with Marietta Avenue. **Carried 5-0.**

C. Section 602.J - Horizontal Road Alignment

The Applicant requests a modification of the requirement to provide a horizontal centerline radius of 150 feet for the roadway proposed within the development. Alternatively, they are proposing to construct the proposed street with centerline radii of 55 feet and 65 feet with the justification that the reduced centerline radii will allow for the efficient use of the developable area of the project site and the proposed roadway configuration will accommodate the movement of vehicles visiting the site including fire trucks and garbage trucks.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Manelius, to recommend approval of this modification subject to the following conditions:

1. Revise the driveways of Lots 55, 56, and 70 to eliminate the driveways within the easements and the potential for vehicles to obstruct a portion of the Safe Sight Stopping Distance Easement.
2. Provide metes and bounds descriptions of the Safe Sight Stopping Distance Easements and indicate easement restrictions on the plan. **Carried 5-0.**

D. Section 602.M - Curbs

The Applicant requests a deferral of the requirement of improving/reconstructing High Ridge Road (T-366) and Marietta Pike (SR-0023) with curb along the road frontage until street reconstruction and sidewalk construction along Marietta Avenue will be completed. The applicant proposes to construct street widening and provide turning lanes at the development intersection in alignment with the intersection of Jasmine Place (T-718) and Marietta Pike (SR-00230). The justification is that the roads are adequate to allow for the movement of vehicles and providing curbing would be inconsistent with the surrounding development.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend deferral of this modification 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**

E. Section 602.R.1.b - Clear Sight Triangles

The Applicant requests a modification to provide a 65-foot by 75-foot Clear Sight Triangle in lieu of the required 100-foot Clear Sight Triangle on the west side of the intersection at proposed Jasmine Drive and Street A and Lot 39. The applicant justifies that the sight distance at the intersection is adequate for safe maneuvering, stop signs have been provided on Millie Lane, and a lot is not able to be established without the modification.

Motion: A motion was made by Mr. Manelius, seconded by Mr. Stuckey, to recommend approval of this modification based upon the alternative and justification provided with the condition the applicant demonstrates the intersection meets warrants for the proposed stop signs. **Carried 5-0.**

F. Section 602.N.2 - Sidewalks within the project

The Applicant requests a modification of the requirement that sidewalks must be installed along both sides of the proposed streets and in the alternative provides sidewalk on one side of the street as indicated on the plan. The justification is the sidewalks on one side allow for movement of pedestrians within the site.

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

G. Appendix No. 18 - Slant Curb Detail

The Applicant requests a modification of the requirement of providing slant curb consistent with the detail shown on Appendix No. 18. The applicant proposes the alternative of a modified slant curb design with a three inch "flat" section at the top of the curb. The applicant justifies that this condition is less likely to be damaged during use including plowing and movement across curb to driveways, the function of the curb is not impacted by the proposed modifications, and the proposed curb will be owned and maintained by an owner's association.

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

H. Section 602.K.6.A and 602.N.2 - Improving Existing Streets and Improving Frontage with Sidewalks

The Applicant requests a deferral of the requirement of improving/reconstructing High Ridge Road (T-366) and Marietta Pike (SR-0023) and constructing sidewalks along the frontage of these streets. The Applicant proposes to construct street widening and provide turning lanes at the development intersection in alignment with the intersection of Jasmine Place (T-718) and Marietta Pike (SR-00230). Sidewalks are proposed on one side of the street within the development.

Motion: A motion was made by Mr. Manelius, seconded by Mr. Stuckey, to recommend deferral of this modification 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 4-1**

I. Section 604.F.4 and 604.F.5 - Flag Lot Configuration

The Applicant requests a modification of the requirements for the number of continuous flag lots and the configuration of the flagpole. Three flag lots are proposed to be served from a single shared driveway which will allow for the use of the land on the south side of the site. The three flagpole portions of each lot have two changes in direction.

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Carter, to recommend approval of this modification based upon the justification provided subject to meeting the minimum safe stopping sight distance and with the condition that a shared ownership and maintenance agreement be provided for review and approval. **Carried 5-0.**

J. Section 609.E.8 -- Street Tree Spacing

The Applicant requests a modification of the requirement that a minimum of one street tree shall be provided for each residential lot and spaced not less than 40 feet nor more than 60 feet part along the entire length of each existing or proposed street. The applicant proposes to be compliant with providing the required number of street trees with an alternative spacing due to site layout constraints.

Motion: A motion was made by Mr. Carter, seconded by Mr. Stuckey, to recommend approval of this modification based upon the alternative and justification provided with the condition the applicant provides safe sight distance exhibits that show any tree canopy within the safe sight stopping distance will not diminish the established available distances. **Carried 5-0.**

STORMWATER MANAGEMENT

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

The applicant is requesting a modification to allow for an increase in the allowable loading ratios of both overall area to basin treatment surface area and impervious area to basin treatment area for both Basin 1 and Basin 2. The current design results in an overall loading ratio of 45:1 and an impervious loading ratio of 10:1 for Basin 1 and an overall loading ratio of 55:1 and an impervious loading ratio of 13:1 for Basin 2. The Township Ordinance and NPDES criteria recommend 8:1 overall and 5:1 for impervious areas. The infiltration storage in the BMPs has been designed with a hydraulic depth of 18 inches to minimize compaction and to dewater within 72 hours.

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

Plan:

Motion: A motion was made by Mr. Stuckey, seconded by Mr. Manelius, to recommend conditional approval of the 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.**

VII. Updates – None


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

IX. Adjournment

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

Chairman Rodman adjourned the meeting at 8:15 PM.

Respectfully submitted,


Barry Carter *In place of Barry Carter*
Secretary