

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: February 10, 2016 7:00 p.m.

Present: Jim Fullerton, Dwight Rohrer, Keith Falco, Andrew Weaver, Mike Lehr

Absent: Ann Byrne, Jim Hackett

Others Present: Andrew Stern, Director of Planning & Development
Rob Visniski, RAV Associates

Call to Order and Pledge of Allegiance – The meeting was called to order by Jim Fullerton, Chairman, at 7:00 p.m. followed by the Pledge of Allegiance.

Public Comment – None

Comprehensive Plan Committee Update

A brief committee meeting update was given.

Minutes

Mr. Falco made a motion to approve the January 13, 2016 minutes as written. Mr. Lehr seconded the motion. Motion carried 5-0.

Plan Reviews

Dutch Valley Auto Works
15-22-FP

Present was Eric Brinser of Rettew Associates.

Mr. Brinser and Mr. Stern stated that the issue from the last Planning Commission meeting has been addressed to the satisfaction of staff and the township engineer. A split rail fence will not be used and grading along the edge of the parking will provide stability for the installation of the guide rails.

There are four (4) modification requests.

1. Section 265-7.2 (SALDO) – To waive the requirement to provide an environmental impact study *with conditions (a) Applicant shall provide a modified Environmental Impact Statement narrative, (b) Verify the auto collision and mechanical repair facility includes measures and BMPs to minimize or prevent potential spills of fuels, oils, and other pollutants at the facility and will not result in an illicit discharge from the property, and (c) Identify any impacts to the existing cemetery and provide approval from PHMC for the improvements near the cemetery.*
2. Section 265-7.7.A.2 (SALDO) – To waive the requirement to provide a traffic impact study *with conditions (a) The applicant shall submit an abbreviated traffic impact assessment for the*

existing and proposed development of this tract that identifies the number of vehicular peak directional trips per hour generated, and (b) Said abbreviated traffic impact study shall analyze the existing and proposed conditions for all access points of this site development

3. Sections 265-8.2.A.1 & 222-6.6.B (SALDO) – To defer the requirement to install sidewalk and waive the requirements to install concrete curb and provide paving overlay to the centerline of Richardson Drive (a Township road) *with conditions (a) A note should be added to the plan (to be recorded) indicating that “The East Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of sidewalk, curb and overlay to centerline of roadway at all locations where the property abuts Richardson Drive. Upon Owner’s request for modifications, the obligation to complete the sidewalk at such location has been deferred by the Township subject to the condition that the board of Supervisors may, at any time in the Board’s discretion, direct that such improvements be constructed and completed, in accordance with the then applicable standards required by Township, at the sole expense of the then owner of the property. 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”, and (b) Provide a fee for 1.5” overlay and milling for Richardson Drive for the entire frontage of the site out to the centerline.*

4. Section 265-7.7.A.2 (SALDO) – To waive the requirement to provide a traffic impact study *with conditions (a) The applicant shall submit an abbreviated traffic impact assessment for the existing and proposed development of this tract that identifies the number of vehicular peak directional trips per hour generated, and (b) Said abbreviated traffic impact study shall analyze the existing and proposed conditions for all access points of this site development.*

Mr. Rohrer made a motion to recommend conditional approval of modifications #1-4 subject to staff and engineer comments. Mr. Falco seconded the motion. Motion carried 5-0.

Mr. Falco made a motion to recommend conditional approval of the final plan for Dutch Valley Auto Works subject to staff and engineer comments. Mr. Lehr seconded the motion. Motion carried 5-0.

MXL Industries
16-01-SK

Present was Ed Ostrowski of Harbor Engineering.

The applicant is proposing to construct a 21,000 s.f. warehouse addition and to expand their parking. In addition, a “future parking” area has been shown in the event additional parking is needed in the future.

There is one modification request.

1. Section 265-4.3.D.1.a (SALDO) – To waive the preliminary land development process *with condition (a) Provide all required preliminary plan information on the final plan.*

Mr. Falco made a motion to recommend conditional approval of the modification request subject to staff and engineer comments. Mr. Weaver seconded the motion. Motion carried 5-0.

Other Business – None

Plan Introductions

1. Richter Precision
2. The Elms

Adjournment

There being no further business, the meeting adjourned at 7:30 p.m.