

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: July 13, 2016 7:00 p.m.

Present: Jim Fullerton, Dwight Rohrer, Andrew Weaver,
Ann Byrne

Absent: Mike Lehr, Keith Falco, 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

Minutes

Mr. Rohrer made a motion to approve the May 11, 2016 minutes as written. Mrs. Byrne seconded the motion. Motion carried 4-0.

Plan Reviews

The Junction Center
11-23-RFP

Present was David Miller of Rettew Associates.

The applicant proposes to increase the size of a proposed addition to an existing building from 6,379 s.f. to 7,545 s.f. The building is to be used for offices and an indoor auditorium. The number of parking spaces is proposed to be reduced from 352 to 328.

Mr. Rohrer made a motion to recommend conditional approval of the revised final plan for The Junction Center subject to staff and engineer comments. Mr. Weaver seconded the motion. Motion carried 4-0.

Landis Farm Phase 2
13-05-FP2

Present was Craig Smith of RGS Associates.

The applicant proposes 27 single family dwelling lots and 16 duplex dwelling lots under Phase 2 of the plan. The applicant is also proposing a revision to the phasing under the Preliminary Plan approval.

Mr. Rohrer made a motion to recommend conditional approval of the Phase 2 Final Plan for Landis Farm and to recommend approval of the amended phasing plan under the previously approved Preliminary Plan; all subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 4-0.

Other Business

PC Alternates

There was discussion regarding the appointment of Planning Commission alternates in order to avoid cancellation of meetings due to lack of a quorum. Staff's recommendation is that the Board of Supervisors consider appointing at least one possibly two alternate members to the Planning Commission.

The Planning Commission agreed to the proposed suggestion of appointing two (2) alternates.

Mr. Fullerton stated that at the end of each meeting, members will be polled as to whether they intend to be present at the next meeting, and members shall notify Mr. Fullerton, Mr. Stern and Mrs. McGuire by e-mail/phone call as soon as they know that they will be absent.

Plan Introductions

1. State Road Commerce Park Phase 1 - 8/10/16 PC meeting
2. Noll Drive Office Building/Lime Spring Square - 8/10/16 PC meeting

Adjournment

There being no further business, the meeting adjourned at 7:36 p.m.