

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: January 9, 2019 7:00 p.m.

Present: Jim Fullerton, Ann Byrne, Dwight Rohrer, Andy Weaver,
Brian Biggs, James Hackett, Brent Detter

Absent: Mike Lehr, Matt Pawlikowski (Alternate), Linda DiPerna
(Alternate)

Others Present: Cindy Schweitzer, Assistant Township Manager
Jon E. Beck, Director of Development Services

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.

Mr. Fullerton stated that Brent Detter, an alternate member, will be a voting member at tonight’s meeting.

Reorganization

Mr. Rohrer made a motion to re-appoint Mr. Fullerton as Chairman. Mr. Rohrer seconded the motion. Motion carried 6-0.

Mr. Weaver made a motion to re-appoint Mr. Rohrer as Vice-Chairman. Mrs. Byrne seconded the motion. Motion carried 6-0.

Mr. Rohrer made a motion to re-appoint Mrs. Byrne as Secretary. Mr. Detter seconded the motion. Motion carried 6-0.

Public Comment - None

Minutes

Mr. Hackett made a motion to approve the December 12th, 2018 minutes as submitted, with two modifications: the spelling of Mr. Pawlikowski’s last name and the addition of alternate behind his name. Mrs. Byrne seconded the motion. Motion carried 6-0 in favor

Plan Reviews

18-07.02 – KRM-Stony Battery LLC: SE Corner of Stony Battery Rd. & Nolt Rd.

Mark Stanley from McNees Wallace & Nurick, LLC, and Dave Christian from Dave Christian & Associates presenting.

Discussion was had regarding the Lancaster County Planning Commission's comments regarding the public trail easement; Mr. Stanley indicated that the trail easement is unfeasible. The final plan shows an 80,000 sq. ft. building where the sketch plan called for a 60,000 sq. ft. building with 20,000 sq. ft. future expansion, 95 parking spaces with 4 ADA spaces, and 43% lot coverage at max buildout. Mr. Fullerton brought up a comment from M. Lehr about truck turning from Nolt onto Stony Battery Rd. north; Mr. Lehr provided a comment that trucks should exit the site using east bound Nolt Rd. and turn south on Links Ave. to navigate to a more appropriate intersection with Stony Battery. Mr. Weaver made comments on two tree types located in SWM swale and if there would be any impact to the swale functionality. Mr. Rohrer expressed that the Planning Commission wants trucks restricted from turning right on to of Nolt Rd.

Recommendation – Mr. Rohrer made a motion to recommend to the Board of Supervisors approval of the waiver of §265-7.2 requiring an environmental impact study subject to staff and engineering comments. Mrs. Byrne seconded the motion. The motion carried 6-0 in favor.

Mr. Rohrer made a motion to recommend to the Board of Supervisors conditional approval of the modification to Section 222-6.6 B. requiring widening and mill & overlay of Nolt Road, subject to a fee-in-lieu payment for widening and mill and overlay of Nolt Road to be paid before recording the plan. Mr. Hackett seconded the motion. The motion carried 6-0 in favor.

Mr. Rohrer made a motion to recommend to the Board of Supervisors conditional approval of the modification to Section 265-6.2 A. requiring the installation of curb & sidewalks along Nolt Rd., subject to the execution of a Curb and Sidewalk Deferment Agreement with East Hempfield Township. Mr. Hackett seconded the motion. The motion carried 6-0 in favor.

Mr. Rohrer made a motion to recommend to the Board of Supervisors conditional approval of the modification of §265-8.7.H(2)(a) to allow alternative landscape design options in compliance with §265-8.7.H(2)(e) conditioned on the proper section (§265-8.7.H(2)(a)) being referenced on the plan cover sheet. Mr. Hackett seconded the motion. The motion carried 6-0 in favor

Mr. Rohrer made a motion to recommend to the Board of Supervisors conditional approval of the modification of §265-8.7.H(2)(a) to allow alternative landscape design options in compliance with §265-8.7.H(2)(e) conditioned on the proper section (§265-8.7.H(2)(a)) being referenced on the plan cover sheet. Mr. Hackett seconded the motion. The motion carried 6-0 in favor

Mr. Rohrer made a motion to recommend to the Board of Supervisors approval of the modification to §260-21 A (a)[3] for 1' storm pipe cover subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried 6-0 in favor.

Mr. Rohrer made a motion to recommend to the Board of Supervisors approval of the modification of §222-5.11.C (3) allowing for 120' centerline separation instead of the required 150' minimum centerline driveway separation subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried 6-0 in favor.

Final Plan Recommendation – Mr. Rohrer made a motion to recommend to the Board of Supervisors approval of the final plan, subject to staff and engineer's comments. Mrs. Byrne seconded the motion. The motion carried 6-0 in favor

18-09.02 – Lititz Pike Associates: 610 Community Way

Rob Visniski from RAV Associates in attendance and presented the plan.

Discussion was had regarding the parking, which differed from the sketch plan, and that the two separate lots will require an access and maintenance agreement and shared parking agreement. Mr. Visniski discussed the drainage easement width modification and the sidewalk installation deferment.

Modification Recommendation: Mr. Rohrer made a motion to recommend to the Board of Supervisors approval of the modification of §260-13. O (3) reducing the drainage easement from 20 feet to 10 feet, subject to staff and engineer's comments. Mr. Detter seconded the motion. The motion carried 6-0 in favor.

Mr. Rohrer made a motion to recommend to the Board of Supervisors conditional approval of the deferral of the installation of sidewalks along Good Dr. and a modification to the Township Technical Specifications to permit porous/pervious asphalt/macadam for sidewalk construction, subject to showing the improvements on the plan and the applicant executing a deferment agreement with the Township. Mr. Weaver seconded the motion. The motion carried 6-0 in favor.

Final Plan Recommendation - Mr. Rohrer made a motion to recommend to the Board of Supervisors conditional approval of the final plan, subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried 6-0 in favor.

18-14.01 – James Keener: 2854 – 2860 Harrisburg Pike LAOP

Steve Gergely, Harbor Engineering and Immo Solyak in attendance, Mr. Gergely presented the lot add-on plan.

Discussion was had regarding the existing use of an on-lot well for the 2854 Harrisburg Pike property; Mr. Solyak mentioned that it should be considered a nonconformity. Mr. Gergely stated that no new development is proposed, so the applicant moved forward with the minor plan with the understanding that connecting to public water would not be required for an existing use.

Recommendation – Mr. Rohrer made a motion to recommend to the Board of Supervisors approval of the requests to modify §265-5.5.C(2)(e)[1] to permit the plan to show features within 50 feet of the property instead of the required 200 ft and to waive §265-5.5.C(4)(n) requiring reports (including environmental impact, hillside development, historic and cultural resources, hydrogeologic, parks and open space, and traffic impact), both subject to any outstanding staff and engineer's comments. Mrs. Byrne seconded the motion. The motion carried 6-0 in favor.

Recommendation - Mr. Rohrer made a motion to recommend to the Board of Supervisors conditional approval of the modification request to §265-8.4 and §222-6.6.C, requiring the installation of curbing, sidewalks, and road widening, conditioned on the execution of a deferment agreement with the Township. Mrs. Byrne seconded the motion. The motion carried 6-0 in favor.

Final Plan Recommendation - Mr. Rohrer made a motion to recommend to the Board of Supervisors conditional approval of the plan subject to moving the west lot line of 2860 Harrisburg Pike to include the sewer easement, the Zoning Officer review and approval of the use of an on-lot well for the property at 2854 Harrisburg Pike, and staff and engineer's comments. Mr. Hackett seconded the motion. The motion carried 6-0 in favor.

13-26.03 – DL Holdings: 2213 Leabrook Rd

Kevin Varner from Diehm & Sons and Linford Weaver from DL Holdings in attendance; Mr. Varner presented the plan.

Discussion was had regarding the Stormwater Management and water quality treatment as well as the request to defer curbing and to provide a fee-in-lieu.

Waiver Recommendation – Mr. Rohrer made a motion to recommend that the Board of Supervisors approve the waiver §265-7.2 B requiring an Environmental Impact Study and deferral of road improvements, curbing, and road widening subject to staff and engineer comments. Mr. Weaver seconded the motion. The motion carried 6-0 in favor.

Recommendation – Mr. Rohrer made motioned to recommend the Board of Supervisors approve the modification request to §265-6.2 A & §222-6.6 B for Leabrook Rd. improvement, where DL Holdings will provide a fee-in-lieu of road widening and providing a note on the plan to continue the deferral of curb requirements, subject to staff and engineer comments. Mr. Weaver seconded the motion. The motion carried 6-0 in favor.

Final Plan Recommendation – Mr. Rohrer made a motion to recommend to the Board of Supervisors to approve the final plan subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried 6-0 in favor

Other Business

The Planning Commission discussed revisions to the current public comment policy including limiting public comment to East Hempfield Township residents and moving public comment to the end of the Planning Commission Agenda.

Mrs. Byrne made a motion to move public comment to the end of the PC Agenda, Mr. Hackett seconded the motion. Motion carried 6-0

Adjournment

There being no further business, the meeting adjourned at 8:47 P.M.