

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: February 8, 2017 7:00 p.m.

Present: Dwight Rohrer, Mike Lehr, Jim Hackett,
Brian Biggs, Linda DiPerna (Alternate)

Absent: Jim Fullerton, Andrew Weaver, Ann Byrne

Others Present: Jon E. Beck, Director of Development Services
Rob Visniski, RAV Associates

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

Mr. Rohrer stated that due to absences at tonight’s meeting, Linda DiPerna (Alternate PC member) will be sitting on the board as a voting member.

Public Comment – None

Minutes

Mr. Lehr made a motion to approve the January 25, 2017 minutes as written. Mrs. DiPerna seconded the motion. Motion carried 4-0-1 with Mrs. DiPerna abstaining.

Plan Reviews

Lime Spring Square Phase 3
16-08-FP

Present were Chris Venarchick of RGS Associates, Mike O’Brien of Oak Tree Development Group, and Mark Stanley of McNees, Wallace, & Nurick.

This Phase 3 Final Plan subdivides eight lots and includes the land development of Lots 5, 8, 9, 10, 11, & 12 in mixed use office, commercial, and warehouse uses. The plan involves 46 acres in the Regional Commerce Center (RCC) and Enterprise (E) Zones. Approximately 2,200 L.F. of new street (Embassy Drive) is proposed and the floodplain restoration of the Brubaker Run will be completed. A Special Exception was granted in August for the 24-hour operation of the vehicle fueling station on Lot 9.

There were originally seven (7) Modification requests; Applicant withdrew Modification #2. See RAV review dated February 7, 2017.

Mr. Hackett made a motion to recommend conditional approval of Modifications #1, 3, 5, 6, & 7, subject to staff and engineer comments. Mr. Biggs seconded the motion. Motion carried 5-0.

Mr. Hackett made a motion to recommend approval of Modification #4 subject to staff and engineer comments. Mr. Biggs seconded the motion. Motion carried 5-0.

Mr. Lehr made a motion to recommend conditional approval of the Final Plan for Lime Spring Square Phase 3 subject to staff and engineer comments. Mr. Hackett seconded the motion. Motion carried 5-0.

Other Business

Mr. Beck stated that the Board of Supervisors has agreed to a joint BOS & PC Roundtable Discussion and has set a tentative date of March 22, 2017 at 7:00 p.m. This meeting will be an advertised public meeting.

Discussion on appointing a second alternate for the Planning Commission.

Mr. Rohrer made a motion to recommend advertising for PC Alternates. Mr. Biggs seconded the motion. Motion carried 5-0.

Plan Introductions**Adjournment**

There being no further business, the meeting adjourned at 7:48 p.m.