

**EAST HEMPFIELD TOWNSHIP
BOARD OF SUPERVISORS & PLANNING COMMISSION
1700 Nissley Road, Lancaster, PA 17538**

DATE AND TIME: March 22, 2017

7:00 p.m.

ATTENDANCE: Board Members: John D. Bingham, Douglas W. Brubaker,
G. Edward LeFevre, H. Scott Russell,
W. Scott Wiglesworth

Planning Commission: Ann Byrne, Jim Fullerton, Mike Lehr,
Dwight Rohrer, Andy Weaver, Brian Biggs,
and James Hackett

Others Present: Robert Krimmel, Manager,
Cindy Schweitzer, Assistant Manager
Jon Beck, Director of Development Services

The special joint meeting of the Board of Supervisors and the Planning Commission was called to order at 7:00 p.m. by Mr. Russell, followed by a moment of silence and the Pledge of Allegiance.

The purpose of the meeting was an informal discussion on the role of the Planning Commission, the Board's current position on infrastructure improvements.

Public Comment: None

Discussion Items

- Planning Commission Role – Jon Beck provided an overview of the land development/subdivision process and what role the Board and the Planning Commission play in that process.
- Development Infrastructure Guidance – Mr. Russell explained the ‘Strong Town’s (www.strongtowns.org) philosophy that is supported by the Board of Supervisors. The approach is to minimize new infrastructure in order to manage future costs. Board members echoed Mr. Russell’s statements. The Township desires to be flexible but firm, a friendly place to do business, encouraging commercial and industrial uses where appropriate but also desiring to maintain a good balance of commercial, industrial and residential uses. The Township continually works with the Economic Development Corporation of Lancaster to match need with available land resources.

- It has been recommended that the Planning Commission take every opportunity during small agenda meetings to review the Comprehensive Plan, in particular maintaining the future land use map.
- A goal of staff and the Planning Commission will be to look at typical waiver requests in the Subdivision and Land Development (SALDO) Plan to begin the process of updates to the plan. Staff will also begin work on updating the Zoning Ordinance.
- 2017 Board Goals relative to planning (Planning, Public Works and MS4) were reviewed and discussed. Both Boards agreed that at minimum an annual joint meeting should be held during the first quarter of the year.
- The Planning Commission was asked, as they review plans, if they would consider asking questions on how storm water will be handled, is there a better way and how those improvements will impact the Township in terms of future MS4 obligations.
- Pedestrian safety – Mr. Rohrer expressed concern about pedestrian safety in several areas of the Township. Particularly around the Spooky Nook Sports Complex and Running Pump Road. He understands the future value of not having sidewalks but all need to understand it is a balancing act between future burden and safety.
- A member of the audience inquired if the north side of Rt. 283 in the Spooky Nook Road interchange area will be rezoned for development. The Township explained that running utilities is challenging due to the rail line. The rail line is an effective dividing line. The Board of Supervisors are not unified as to what if any changes should be made to zoning in these areas.
- A member of the audience asked what areas of the Township are currently scheduled for growth?
 - Redevelopment of the Centerville Road corridor
 - Columbia Avenue revitalization
 - State Road Commerce Park build out

Adjournment:

By unanimous consent of all present, Mr. Russell adjourned the meeting at 8:57 p.m.

Respectfully submitted,

Robert S. Krimmel, Manager, Secretary