

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: April 11, 2018 7:00 p.m.

Present: Jim Fullerton, Dwight Rohrer, Jim Hackett,
Andy Weaver, Mike Lehr, Bryan Biggs,
Linda DiPerna (alternate)

Absent: Ann Byrne, Brent Detter (alternate)

Alternates Present: Matthew Pawlikowski

Others Present: Jon E. Beck, Director of Development Services
Scott Hain, DM/A

Call to Order and Pledge of Allegiance – The meeting was called to order by Jim Fullerton, Chairman, at 7:02 p.m. followed by the Pledge of Allegiance.

Mr. Fullerton stated that Linda DiPerna (alternate) will be a voting member at tonight’s meeting.

Public Comment – None

Minutes

Mr. Hackett made a motion to approve the March 14, 2018 minutes as written. Mr. Rohrer seconded the motion. Motion carried 6-0-1 with Mr. Fullerton abstaining due to absence.

Plan Reviews

Stone Fence Ph. 2
14-03-FP2

Todd Vaughn of David Miller/Associates was present.

Phase 2 plan addresses the remaining 24 lots on the Stone Fence property.

Mr. Weaver made a motion to recommend approval of the Stone Fence Phase 2 Final Plan subject to staff and engineer comments. Mr. Biggs seconded the motion. Motion carried 7-0.

Landis Farm Ph. 3
13-05-FP3

Present were Craig Smith of RGS Associates, Doug Parkins of E.G. Stoltzfus, and Mark Stanley of McNeese, Wallace & Nurick, LLC.

Landis Farm Phase 3 addresses 22 duplexes and 13 single family homes.

Mr. Rohrer made a motion to recommend approval of the Landis Farm Phase 3 Final Plan subject to staff and engineer comments. Mr. Lehr seconded the motion. Motion carried 7-0.

Other Business

Reminder that the joint BOS/PC meeting is scheduled and advertised for April 25, 2018 at 7:00 p.m. and will be a public meeting held at the township building.

Mr. Beck stated that the township has received a Map and Text Amendment request from Traditions of America for the property located at 2686 State Road. The requests will be coming before the Planning Commission for recommendation to the Board of Supervisors.

Mr. Beck requested that the Planning Commission make a recommendation to the Board of Supervisors to deny Lidl's Final Land Development Plan due to the applicant failing to address all of the outstanding township engineer and township staff comments and subject to staff receiving a time extension letter from Lidl to extend the April 29, 2018 BOS action date. Mr. Beck requested the denial based on the fact that the 90-day date for BOS action is April 29th, and this would be the last PC meeting to send a recommendation to the BOS.

Mr. Rohrer made a motion to recommend denial of the LIDL plan subject to the BOS receiving a time extension prior to the next BOS meeting and the applicant's failure to address outstanding engineer and staff comments. Mr. Hackett seconded the motion. Motion carried 7-0.

Plan Introductions

1. Revised Final Plan for Lime Spring Farm Ph. 1 & 2 – 13-15-RFP4

Adjournment

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