

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

**DATE AND TIME:** April 25, 2018

7:00 p.m.

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

Planning Commission: Ann Byrne, Jim Fullerton, Mike Lehr,  
Dwight Rohrer, Andy Weaver, Brent Detter,  
and Linda DiPerna.

Others Present: Cindy Schweitzer, Assistant Manager  
Jon Beck, Director of Development Services  
Alex Rohrbach, LCPC

The special joint meeting of the Board of Supervisors and the Planning Commission was called to order at 7:00 p.m. by Mr. Brubaker, 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 and any other business that lawfully comes before the Board of Supervisors.

**Public Comment:**

Dr. Richard Szarko expressed his concerns regarding the potential for rezoning land to the north of Route 283, particularly land along Spooky Nook Road. He indicated it is a neighborhood concern as he has spoken to several of his farming neighbors who do not support the idea of rezoning 2778 Spooky Nook Road. He explained that he has heard there is a land development proposal for gas pumps, a convenience store and another hotel which would create traffic concerns and hurt property values. He expressed a strong desire for the Board to not consider any change to the Township's Urban Growth Boundary (UGB) but noted should the boundary change and rezoning is successful he and his neighbors would also look to the Board for zoning relief of their land parcels.

**Discussion Items**

- Planning Commission Role in plan review process - The meeting followed the same general flow of the 2017 reviewing the Planning Commission Role in steering land development/subdivision plans.

Mr. LeFevre commented in regard to Dr. Szarko's concerns that he has heard these concerns from other neighborhoods based on threats of development or change. He added that the Township can't close the gates on development. Agriculture Holding (AH) zoned lands is becoming limited inside the UGB. He strongly encourages a comprehensive view of potential development, interchange and pedestrian flow and safety before any zoning changes are seriously presented.

Mr. Beck noted that there have been informal discussions with the owner of the Spooky Nook property but there have been no plan filings.

Mr. Wiglesworth agrees that due diligence on the part of the Township is necessary before any changes in the UGB. Planning will be key as development pressure increases.

Mr. Weaver suggested that AH lands be mapped for future growth potential, possibly utilizing the services of LCPC. Mr. Rohrbach added that LCPC could analyze the URB for the potential for growth.

Mr. Fullerton noted that land planning ordinances need to address the adaptive reuse of existing structures. He sees a general underutilization of developed land.

Mr. Beck indicated that the Economic Development Commission is currently studying the Rt. 283 corridor and doing an inventory of available properties for future commercial or industrial users. He also indicated that build out of developable areas could be less than 15 years at the current development rate.

Mr. Russell stressed that there needs to be incentives to redevelop brownfield sites such as adaptive/flexible zoning, and tax incentives. A discussion with the school district would be necessary to determine their level of interest to make any tax incentives worthy of consideration. Higher densities and higher building heights may also be necessary.

Dr. Szarko added that there will be winners and losers but always the impact to neighbors and neighborhoods needs to be fully considered as well as maintaining the value of existing property.

Mr. Russell reviewed the 'strong towns' concepts, indicating that the Board continues to support the concept.

- Ordinance Updates – Mr. Beck explained that he and his staff are in the process of updating the Zoning, SALDO, SWM and Street & Sidewalk Ordinances. Also being looked at is creating an Official Map of the Township which outlines roadway, sidewalk and trail connectivity.
- General Statements:  
Mr. Dettner suggested that a history of zoning decisions be compiled to better grasp the areas of the zoning ordinance that need changed. It was also suggested that the Board

meeting minutes be provided in the Planning Commission packets. AH areas should be reviewed to see if that zoning class still makes sense. Infrastructure is not keeping pace with development. Mr. LeFevre noted that mini-cell towers were a high priority discussion during the PSAT's conference. Mr. Beck indicated he is working on a new ordinance to address the issue of mini-cell towers. Emergency service levels need to also be maintained as development moves forward. Signage and light pollution is or will become a concern. A regional approach to handling stormwater needs to be considered. Mr. Beck desires a better way to handle small stormwater projects to keep the Township in compliance but affordable to the average property owner.

- Board Goals for 2018 were discussed as they relate to potential plan reviews by the Planning Commission.
- Mr. Russell noted that the Board is working on creating an authority to fully explore commercial opportunities that will complement the operations at the golf course.

**Other Business:**

- Sergeant Mark Earhart retirement – Motioned by Mr. Russell, seconded by Mr. Wiglesworth and unanimously carried by a vote of 4-0 to accept with gratitude the retirement notice of Sergeant Earhart, effective April 24, 2018.
- Waiver of 15-day notice of retirement – Motioned by Mr. Russell, seconded by Mr. LeFevre and unanimously carried by a vote of 4-0 to waive the 15-day notice requirement as outlined in the Police Collective Bargaining agreement, in this particular instance. The Police Union provided written agreement and supported of this waiver request for Sgt. Earhart.
- Ms. Schweitzer noted that Chief Skiles will be moving forward with a new Sergeant promotion and new hire based on existing eligibility lists for both.

**Adjournment:**

By unanimous consent of all present, Mr. Brubaker adjourned the meeting at 8:52 p.m.

Respectfully submitted,

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Cindy A. Schweitzer, Assitant Manager, Secretary