

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: May 9, 2018 7:00 p.m.

Present: Jim Fullerton, Andy Weaver,
Ann Byrne, Bryan Biggs,
Linda DiPerna (alternate)
Matt Pawlikowski (alternate)

Absent: Dwight Rohrer, Mike Lehr, Jim Hackett,
Brent Detter (alternate),

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 7:00 p.m. followed by the Pledge of Allegiance.

Mr. Fullerton stated that Linda DiPerna (alternate) and Matt Pawlikowski (alternate) will be voting members at tonight's meeting.

Public Comment - None

Minutes

Mr. Biggs made a motion to approve the April 11, 2018 minutes as written. Mrs. DiPerna seconded the motion. Motion carried 5-0-1 with Mrs. Byrne abstaining due to absence.

Plan Reviews

601 Stony Battery Rd. – Catalyst Development
18-006-SK

Present was Andy Miller of Rettew Associates.

The applicant proposes an approximate 250,000 s.f. flex building on the property which is zoned General Industrial. At this time there are no designated client(s)/user(s).

The applicant is requesting a modification to waive the Preliminary Plan process.

Mr. Weaver made a motion to recommend approval of the modification of Section 265-4.3.d, to waive the Preliminary Plan, subject to the applicant providing the township with a fee-in-lieu equal to the PP application fee. Mrs. Byrne seconded the motion. Motion carried 6-0.

Woodcrest Villa Master Plan
18-005-MP

Chris Venarchick of RGS Associates attended on behalf of the applicant to present the plan.

Woodcrest Villa has made changes to their master plan based on market demand.

Mrs. Byrne made a motion to recommend that the Board of Supervisors accept the Woodcrest Villa Master Plan as presented, subject to addressing all staff and engineering comments. Mr. Weaver seconded the motion. Motion carried 6-0.

Rezoning & Text Amendment Request

Traditions of America – 2686 State Rd.
Zoning Map Amendment
Zoning Ordinance Text Amendment

Kenneth Wenhold of Traditions of America (TOA) was present. Two other representatives from TOA also participated in the presentation.

An overview of the type of 55+ communities that Traditions of America builds was presented.

The applicant is requesting to rezone the subject property from Ag Holding to Low Density Residential. The use they are proposing is not provided for within the Low Density Residential zone as a Cluster Development; therefore, they are requesting that a Text Amendment be added to the Zoning Ordinance that the cluster development use be added to the low density residential zone as a conditional use.

There was a lengthy discussion on the density listed in the proposed text amendment.

- Proposed density for CD in the RL zone would be 6 dwelling units/acre.
- Some of the PC members felt this is high and out of character for the RL Zone, and they feel it should be lower; possibly closer to 3 dwelling units/acre, which is what RL Zone permits for single family detached dwellings.
- A density of 4 – 4.5 dwelling units/acre may be optimal.
- Mr. Weaver pointed out that the property could be rezoned Medium Density Residential (RM) since Cluster Development is already permitted in that zoning district by Conditional Use. Mr. Beck commented that staff is opposed to rezoning the parcel to RM, due to surrounding zoning districts in the Township and the Borough.

The Planning Commission members agreed that the requests should be tabled in order to continue the presentation and further discussion.

Mr. Weaver made a motion to table the Map Amendment and the Text Amendment till the June 13, 2018 meeting so that members that are absent can be included and the board can receive input from LCPC and East Petersburg Borough. The motion was seconded by Mrs. Byrne. Motion carried 6-0.

Other Business

Plan Introduction:

Haydn Manor Phase 2 – Final Plan – 18-59-FP2

Mr. Beck informed the Planning Commission that the June meeting will take place in the front room at the Four Seasons Banquet Facility.

Adjournment

There being no further business, the meeting adjourned at 8:48 p.m.