

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

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

Present: Jim Fullerton, Andy Weaver,
Ann Byrne, Brian Biggs, Brent Detter (Alternate)

Absent: Dwight Rohrer, Mike Lehr, Jim Hackett,
Linda DiPerna (alternate), Matthew Pawlikowski
(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 7:05 p.m. followed by the Pledge of Allegiance.

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

Public Comment - None

Minutes

Mr. Biggs made a motion to approve the May 9, 2018 minutes as written. Mr. Weaver seconded the motion. Motion carried 4-0-1 with Mr. Detter abstaining due to absence.

Old Business

17-07-FP Lidl – Final Plan (2001, 2015, & 2017 Columbia Ave.)

Kevin McCartney, Bohler Engineering, Lauren Vickers, Lidl, and Charles Suhr, Stevens & Lee, were attending to present the Plan.

The applicant is proposing a final Subdivision and Land Development Plan, which will combine the three (3) lots comprising 2001, 2015, & 2017 Columbia Ave. and construct a 25,400 SF grocery store building, and a 120-space parking lot on the resultant lot. The resultant area of the three (3) parcels is approximately 4.87 acres. As part of the grocery store development, all existing buildings, foundations, impervious surface, etc. will be removed. The project lies within the Community Business Center (CBC) Zone.

This project came before the Planning Commission in December 2017 as a Final Plan to receive feedback from the PC and in September 2017 as a Sketch Plan. Jenny Engle and Robin Alspach were residents in attendance for this project. They voiced concern and asked questions related to trash truck noise, traffic and other development related issues that may affect nearby neighbors.

The applicant is requesting nine (9) modifications, outlined in DMA letter dated July 11, 2018. Mr. Weaver made a motion to recommend that the Board of Supervisors approve modifications 1-9 subject to staff and engineer comments. Mr. Biggs seconded the motion. The motion carried 5-0.

Final Plan recommendation: Mr. Weaver makes a motion to recommend that the Board of Supervisors approve the Final Plan for the Lidl grocery store project, subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried 5-0.

18-004-RZ & 18-004-ZA Traditions of America – 2686 State Rd. Zoning Map Amendment & Zoning Ordinance Text Amendment

Kenneth Wenhold of Traditions of America (TOA) and Greg I Adelman of Kaplin Stewart were present to address the Planning Commission. Alex Rohrbaugh was also in attendance to provide the County Planning Commission's review of the pending text amendment.

The applicant is requesting to rezone the subject property from the Agricultural Holding (AH) Zone to the Low Density Residential (RL) Zone. They intend to develop the property as a Cluster Development, which the RL Zone does not permit by right, special exception, or conditional use; therefore, they are requesting that a Zoning Ordinance Text Amendment that would add the "Cluster Development" use as a Conditional Use in the RL Zone.

The Rezoning and the Text Amendment were previously discussed at the May 2018 PC meeting, and the requests were tabled to continue the presentation and further discussion.

The Township received the current version of the Text Amendment on June 11, 2018. The LCPC reviewed the current Text Amendment on July 9, 2018, and the LCPC's comments were provided to the Planning Commission for reference. The current Text Amendment was revised to indicate that Cluster Developments in the RL Zone would exclude townhouses and multifamily dwellings. The Text Amendment was further revised to indicate that the Maximum residential density in the RL Zone shall not exceed four (4) dwelling units per gross acre. The Text Amendment had no other revisions from the previously submitted request.

Map Amendment: Mr. Biggs made a motion to recommend that the Board of Supervisors approve the Zoning Map Amendment to rezone the property at 2686 State Rd. from Agricultural Holding (AH) Zone to the Low Density Residential (RL) Zone as submitted. Mrs. Byrne seconded the motion. The motion carried 5-0.

Upon further discussion and comments from the LCPC, Mrs. Byrne made a motion to recommend that the Board of Supervisors approve the text amendment to add the "Cluster development" use to the RL Zone as a Conditional Use as it was submitted to the Township on June 11, 2018. Mr. Weaver seconded the motion. The motion carried 5-0.

New Business:

18-007.01 KRM-Stony Battery Road – Sketch Plan (Stony Battery Road & Nolt Road)

Mark Stanley of McNees, Wallace & Nurick, Dave Christian of DCA, Inc., John Schick of Rettew, and Charles Beard and Mark Broich of Bearon Manufacturing were in attendance to present the plan to the Planning Commission.

The sketch plan detailed a design for a 60,000 SF building, with a future building expansion of 20,000 SF, a parking area of 96 spaces, with the future expansion of an additional 32 spaces. It is anticipated that Bearon Manufacturing, Inc., an affiliate of KRM, will occupy the proposed facility. Bearon Manufacturing is currently located at 882 South Chiques Road, Manheim, PA 17545.

The sketch plan application also included a modification request to waive the Preliminary Plan process. The plan is not proposing any phasing of the project, nor is it proposing any new public improvements.

Mr. Weaver made a motion to recommend that the Board of Supervisors approve the Preliminary Plan waiver, subject to staff and engineer comments. Mr. Biggs seconded the motion. The motion carried 5-0.

18-18-RPP State Road Commerce Park – Revised Preliminary Subdivision and Land Development Plan (2001 State Road) & 18-18-FP State Road Commerce Park – Final Subdivision Plan and Final Land Development Plan for Phase 1(2001 State Road)

Brian Reisinger of HRG, Matt Clymer of MRP Industrial, Craig Mellott of TPD, and Charles Suhr of Stevens & Lee were in attendance to present the plan to the Planning Commission.

The Planning Commission previously approved the original Preliminary Plan for a private road and 4 resultant lots, and the Planning Commission previously approved the Final Plan for Phase 1, which was approved for a 265,600 SF industrial warehouse building on for Lot 2. The developer came before the Board for a two subsequent modifications of the original Conditional Use, with the final modification resulting in the submission of this plan before the Planning Commission.

The applicants, Lina A. Barto, Michael B. Frey, Nicholas B. Frey, and Phillip C. Frey (collectively), are proposing to subdivide an existing property, with a lot size of approximately 88.3 acres. The lot is to be subdivided into three (3) lots, where Lot 1 and Lot 3 will be graded for future development, while Lot 2 has a proposed 905,520 SF industrial warehouse/distribution center use. The project is proposed as a phased project, and as part of the project, the developer will extend Yellow Goose Road (T-802) through the property for connection to Sylvan Road. The extension of Yellow Goose Road will be built to township specifications and will be dedicated to the Township as a municipal road. The project is in the Enterprise (E) Zone, the Greenway Overlay (GO) Zone and the Floodplain Management Area.

As part of the Preliminary Plan, the applicant is requesting four (4) modifications form the following ordinance sections:

- §222-5.4.A.2 – establishes the requirements to install curbing
- §222-5.4.A.4 – establishes the requirements to install sidewalk
- §222-6.6.B – establishes the requirement to install curb and sidewalk for any new subdivision or land development that abuts Township streets
- §265-8.4.A.(1)(b) – establishes requirement to install sidewalk on both sides of a street within the Urban Growth Area Zones and Special Zones

Mrs. Byrne made a motion to recommend that the Board of Supervisors approve modifications 1-4, subject to staff and engineer comments. Mr. Weaver seconded the motion. The motion carried 5-0.

Mr. Weaver made a motion to recommend that the Board of Supervisors approve the Revised Preliminary Plan for State Road Commerce Park (Twp. #18-18-RPP), subject to staff and engineer comments. Mr. Detter seconded the motion. The motion carried 5-0.

Mr. Weaver mad a motion to recommend that the Board of Supervisors approve the Final Subdivision and Land Development Plan for State Road Commerce Park (Twp. #18-18-FP), subject to staff and engineer comments.

Adjournment

There being no further business, the meeting adjourned at 8:53 p.m.