

EAST HEMPFIELD TOWNSHIP  
PLANNING COMMISSION  
MINUTES

**DATE & TIME:** September 10, 2014 7:00 p.m.

**ATTENDANCE:** Present: Jim Fullerton, Andy Weaver, Mike Lehr,  
Ann Byrne, Jim Hackett

Absent: Keith Falco, Dwight Rohrer

Others Present: Andrew Stern, Director of Planning & Development

**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.

**Public Comment** – None

**Minutes**

Mr. Weaver made a motion to approve the August 27, 2014 minutes as written. Mr. Lehr seconded the motion. Motion carried 5-0.

**Plan Review**

Landis Farm  
13-05-PP  
Preliminary Plan & Modifications

Present were Mark Stanley of McNees, Wallace, & Nurick, Craig Smith of RGS Associates, and Andy Dula and Vic Kicera of E.G. Stoltzfus.

Mr. Stanley reviewed the process so far and stated that the applicant is not requesting any action at tonight’s meeting. There are still technical issues that need to be addressed under this preliminary plan.

Mr. Smith stated that the subject site is approximately 65 acres located on two tracts of land separated by Nissley Road with street frontage along Nissley Road and Bowman Road. Nissley Road will be realigned and reconstructed to straighten the alignment of the street through the Landis Farm subdivision. Bowman Road will be reconstructed at the intersection with Nissley Road. Stub streets along the eastern boundary of the property will connect at Windemere Lane and Pennscott Drive. There will be two street stubs that extend to the west property line for potential future connections should the neighboring Stoner property be developed. Mr. Smith reviewed the locations of the proposed storm water basins and stated that they are located and designed to capture water run-off on site. He stated that the basins will also improve storm water issues for existing neighboring developments.

Mr. Smith reviewed the modification requests. With regard to modification #10 to allow slant top inlets to be used on the local side streets, the township staff recommends denial of this modification because the slant top inlets do not have the curb opening for water to enter the inlet in the event the grate openings

become clogged with leaves or debris. The Planning Commission requested that the applicant consider the C-top inlets where appropriate and beneficial.

Gerald Brandt, resident, expressed concern about the water run-off issues in the area.

Doug Rupp, resident, questioned parking limited to only one side.

Fred Knarr, resident, addressed new school bus sizes, future connectivity to the adjoining Stoner farm, and water run-off.

Mr. Stanley stated that they will continue to work through the comments and issues and return to the Planning Commission for their recommendation to the Board of Supervisors.

### **Conditional Use Request**

J & S Property LLC (John Wenger)  
101 W. Main St., Salunga  
14-17-CU

Present were Kevin Varner of Diehm & Sons and John Wenger of J & S Property LLC.

This Conditional Use request is being considered under the newly implemented Ordinances.

Mr. Varner reviewed the request as follows:

1. Property is approximately 1.21 acres located in the VC-Village Center zoning district.
2. Existing 7,652 s.f. heavy timber warehouse consisting of two floors and a basement.
3. Past uses included a feed mill, an Agway mill and retail store, a discount grocery outlet, an electronics and security contractor's office and storage, an electrical contractor's storage warehouse. Current uses are a stone veneer manufacturing company and an office for a cleaning and painting business. Some of the building is vacant.
4. Applicant proposes to remodel approx.. 2,550 s.f. of vacant space to lease as expanded office space for the cleaning & painting business, and to remodel approx.. 1,972 s.f. of space in the basement to lease as new office space for a new cleaning business.
5. The applicant proposes in the future to convert the western end of the building into three apartment units.
6. Remodel the 2,652 s.f. space currently used by the stone veneer manufacturer as other business space.
7. Remodel the remaining 5,270 s.f. for future business space.
8. Make the garage bays of the existing detached garage, available to tenants for vehicle and/or equipment storage.

Mr. Varner stated that the front of the property consists of pavement and stone areas. The entire frontage along Main Street is open with no clear delineated access. The applicant will be required to contact PennDOT regarding this issue. The applicant would like to install a landscape area along the front and include two access drives.

Mr. Varner stated that there are no plans for development of parking in rear of the property. The Planning Commission discussed and commented on the importance of delineated parking for this project. The permitted uses and parking requirements must be met as well as all ADA regulations for the parking and the units.

Mr. Fullerton made a motion to recommend approval of the Conditional Use to include meeting all parking requirements and ADA regulations. Mr. Hackett seconded the motion. Motion carried 5-0.

### **Other Business**

Mr. Stern addressed the board explaining that the new Zoning Ordinance does not require conditional use applications to be reviewed by the Planning Commission prior to a hearing and action by the Board of Supervisors. However, as it has been the practice of the Planning Commission to review them, we would like the Commissioners' opinion on whether or not to continue the practice.

The members discussed it, pointing out that a review by the Planning Commission can cost an applicant time and money and ultimately the decision remains with the Board of Supervisors. The Planning Commission does not review Special Exception requests (unless in a floodplain), which are very similar to Conditional Use requests.

It was the consensus of the Planning Commission to discontinue the practice of reviewing Conditional Use applications unless the Board of Supervisors specifically asks them to do so.

### **Plan Introductions**

1. 543 Champ Blvd. – Final Plan – 10/22/14 PC meeting
2. 1684 Rohrerstown Rd. (Lanc. Co. Motors) – Sketch Plan – 9/24/14 PC meeting

### **Adjournment**

There being no further business, the meeting adjourned at 8:32 p.m.