

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

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

ATTENDANCE: Present: Jim Fullerton, Dwight Rohrer, Keith Falco,
Andrew Weaver, Michael Lehr, Ann Byrne,
Jim Hackett

Others Present: Andrew Stern, Director of Planning & Development
Rob Visniski, RAV Associates

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. Rohrer made a motion to approve the November 12, 2014 minutes as written. Mr. Lehr seconded the motion. Motion carried 6-0-1 with Mr. Falco abstaining due to absence.

Plan Reviews

J. Robert Hummer
14-22-FP

Present was Joe Stein of Penn Terra Engineering.

The subject property is 38.92 acres located at 2110 Lancaster Road in the Agricultural Zone. The applicant proposes to subdivide a 2.0 acre lot from the 38.92 acre tract. The resultant 36.92 acre lot includes an 8.1 acre septic easement area for the proposed 2.0 acre lot.

Based on discussion at the meeting, a modification has been requested as follows:

To defer all improvements to Lancaster Rd.,(curb, sidewalk, and any additional pavement widening) required to meet the current Township ordinance until further subdivision/development of one or more of the lots or at the request of the Board of Supervisors as part of a coordinated traffic improvement project, whichever is sooner.

Mr. Rohrer made a motion to recommend approval of the modification request to defer curb, sidewalk, and any additional pavement widening improvements to Lancaster Road subject to staff and engineer comments. Mr. Weaver seconded the motion. Motion carried 7-0.

Mr. Falco made a motion to recommend approval of the Final plan for J. Robert Hummer subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 7-0.

Frey Property – 2 lot subdivision
14-23-FP

Present was Dave Kegerize of LRHA.

Mr. Kegerize stated that the applicant is proposing to subdivide their 88.29 acre parcel into two parcels; Tract A: 16.58 acres (west of creek) and Tract B: 71.72 acres (east of creek). The property is zoned Enterprise and the applicant proposes to develop Tract A along State Road in the near future and to develop Tract B at a later date.

There are three (3) modification requests as follows:

1. Section 265-5.4.B.3.o – defer requirement to provide approval letters for water and sewer capacity until a land development plan is submitted.
2. Section 265-7.2.E.2.c – defer requirement of a PADEP Sewer Facilities Planning Module until a land development plan is submitted.
3. Section 265-24.G – defer road improvements, including widening, curbs, and sidewalks, until a land development plan is submitted.

There was a brief discussion regarding the connection issue. The applicant has placed a note on the plan stating: “Street improvements are not proposed with this subdivision plan. Yellow Goose Road, extended, must be designed to provide public access to Tract A and Tract B from the signalized intersection at State Road, and submitted to the Township for approval as part of any future land development applications for Tract A or Tract B. A right-of-way for continuation of Yellow Goose Road, extended through Tract B to the east toward Sylvan Road, must be shown on future land development plans for Tract B, and submitted to the township for approval”.

Mr. Falco made a motion to recommend approval of the three (3) modification requests subject to staff and engineer comments. Mr. Weaver seconded the motion. Motion carried 7-0.

Mr. Falco made a motion to recommend approval of the final subdivision plan for the Frey Property Subdivision subject to staff and engineer comments. Mr. Rohrer seconded the motion. Motion carried 7-0.

Homestead Village Ph. 1 – Revised Final
11-03-RFP1

Paul Artale of David Miller/Associates was present to represent the applicant.

The property is located on a 36.31 acre tract in the Campus zoning district. The applicant proposes construction of two health care building additions to the Homestead Village complex, construction of two enclosed dementia care courtyards, and reconfiguration of parking and traffic circulation.

The applicant is revising approvals on the previously approved preliminary plan; to construction the improvement in six phases with no changes to the total approved build-out. Proposed revisions to the previous approved final plan include minor revisions to the health care buildings and revision to existing courtyard, parking, and stormwater basin. Four new health care units/beds are proposed in Phase 1 as previously proposed.

Mr. Rohrer made a motion to recommend re-approval of the previously approved modifications # 1 & 2 subject to staff and engineer comments. Mr. Fullerton seconded the motion. Motion carried 7-0.

Mr. Rohrer made a motion to recommend approval of the plan as presented; including the revision to the Preliminary Plan and also Phase 1 of the Final plan subject to staff and engineer comments. Mrs. Byrne seconded the motion. Motion carried 7-0.

Mr. Fullerton stated that although the streets within Homestead Village are private, the speed bumps are not compliant with township regulations. He asked that this issue be researched. The applicant noted that if vehicles are traveling within the posted speeds, there are no issues. The speed bumps have been installed by Homestead Village in order to mitigate accidents from speeding.

Other Business

Mr. Rohrer stated that he was disappointed that the Board of Supervisors did not require sidewalks for the 543 Champ Blvd. plan as recommended by the Planning Commission. Mr. Fullerton and Mr. Falco echoed Mr. Rohrer's concerns. It was suggested that the Board of Supervisors should consider scheduling a summit meeting to re-visit the Boards vision for the direction of the township so that the Planning Commission has a better understanding of the goals for the township.

Adjournment

There being no further business, the meeting adjourned.