

EAST HEMPFIELD TOWNSHIP
PLANNING COMMISSION
MINUTES

DATE & TIME: June 24, 2020 7:00 p.m.

Present: Jim Fullerton, Dwight Rohrer, Ann Byrne, Brian Biggs, Brent Detter, Dan Kaldas (Alternate), Dennis Gehringer (Alternate), Julie Will (Alternate)

Absent: James Hackett, Matt Pawlikowski

Others Present: Cindy A. Schweitzer, Manager/Secretary Jon E. Beck, Director of Development Services
Scott Hain, DM/A, Township Engineer

Call to Order and Pledge of Allegiance – Mr. Fullerton called the meeting to order at 7:00 P.M.

Mr. Fullerton stated that Mr. Kaldas and Mrs. Will will be full voting members for the meeting.

Minutes.

Mr. Fullerton requested the minutes be amended to show Mr. Rohrer, Mrs. Byrne, and Mr. Pawlikowski as attending.

Mr. Rohrer moved to approve the June 10, 2020 minutes as amended. Mr. Detter seconded the motion. The motion carried, with a 7-0 vote in favor, motion carried.

Action Items

A. Stauffer Property Subdivision, 3047 Marietta Ave.: Review and recommendation for Final Plan and modifications/ waiver requests

Aaron Navarro, Snyder Secary and Associates, Bill Briegel, Sonshine/Keystone in attendance.

Mr. Rohrer mentioned that internal residential developments should have sidewalks on one side of the street and at least have a deferral. Mr. Fullerton asked why there isn't a connection to Ryan Lane and Lawrence Blvd.

Discussion was had regarding the stormwater facility and modification requests #15 and #16, street lighting, and the added traffic on Bunny Dr. and Lawrence Blvd, and adding additional stop signs off site.

Mrs. Schweitzer mentioned Travis Hertzler's comments and concerns regarding existing property owner safety isn't taken into account.

Mr. Briegel agreed to add stop signs at Lawrence Blvd. and Pheasant Dr. as well as Bunny Dr. and Lawrence Blvd.

Mr. Rohrer moved to recommend approval of modifications #1, #2, #5, #9, #10, #11, #14, #15, and #16, subject to staff and engineer comments. Mr. Detter seconded the motion. The motion carried with a 6-0-1 vote in favor. Mrs. Will abstained.

Mr. Rohrer moved to recommend denial of modification requests #3, #4, #7, #8, #12 and #13, and recommend deferral be granted for modifications #3, #4, #7, #8, #12, and #13 subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried with a 7-0 vote in favor.

Mr. Rohrer moved to recommend conditional approval of modification #6, subject to installing a third streetlight located where the emergency access drive intersects with the permanent cul-de-sac, at the end of Lawrence Blvd. Mr. Detter seconded the motion. The motion carried with a 7-0 vote in favor.

Mr. Rohrer moved to recommend approval of the Stauffer Property Final Subdivision Plan, Township File #18-10.03, conditioned on resolution of all outstanding staff and engineering comments, within 90 days of plan approval, unless extended by the Board for cause shown, or plan approval will be null and void. Mr. Detter seconded the motion. The motion carried 7-0 in favor.

B. 2220 Dairy Road Warehouse: Review and recommendation on Final LDP and modifications/waiver requests

Kevin Ember, John Schick, Larry Prescott, Colin Frill, Mike Easterly in attendance; Kevin Ember, Rettew, presented the Land Development Plan.

Mr. Rohrer moved to recommend approval of modification requests #6, subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried with a 7-0 vote in favor.

Mr. Rohrer moved to recommend denial and deferral with conditions for modifications #1 and #4, conditional approval for modification requests #2, #3, and #5 for the Dairy Road Warehouse Final Land Development Plan, subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried with a 7-0 vote in favor.

Mr. Rohrer moved to recommend approval of the Dairy Road Warehouse Final Land Development Plan, Township File #07-154.06, conditioned on resolution of all outstanding staff and engineering comments, within 90 days of plan approval, unless extended by the Board for cause shown, or plan approval will be null and void. Mrs. Byrne seconded the motion. The motion carried with a 7-0 vote in favor.

New Business

A. Plan Introductions

Mr. Beck introduced the Dutch Valley Auto Works, 3331-3405 Columbia Ave: Final Subdivision & Land Development Plan to the Planning Commission

Old Business - none

Public Comment - none

Adjournment - There being no further business, Mr. Fullerton adjourned the meeting at 8:47 P.M.