

**East Hempfield Township  
Planning Commission  
Minutes**

**Date & Time:** May 12, 2021

7:00 p.m.

**Present:** Jim Fullerton, Matt Pawlikowski, Brent Detter, Dan Kaldas, Dennis Gehringer (Alternate)

**Absent:** Dwight Rohrer, Ann Byrne, Julie Will

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

**1. Call to Order and Pledge of Allegiance**

Mr. Fullerton called the meeting to order at 7:01 p.m.

Mr. Fullerton announced Mr. Gehringer was a voting member for the meeting.

**2. Approval of Minutes: April 14, 2021**

Mr. Fullerton moved to approve the April 14, 2021 minutes with changes. Mr. Detter seconded the motion. The motion carried 5-0 in favor.

**3. Action Items**

**A. Belco Community Credit Union Sketch Plan and Preliminary Plan Waiver (20-21.01)**

Bob Hoke, Belco Community Credit Union, Brent Sapen, Skelly and Loy, and Rick Amour, That Fish Place attended the meeting via Zoom. Mr. Sapen, presented the Sketch Plan and Preliminary Plan waiver.

Mr. Gehringer commented the Belco Community Credit Union project should go through a Preliminary Plan review and a Final Plan review, due to the nature of the development.

Mr. Detter recommended approval of the Preliminary Plan waiver for the Belco Community Credit Union project, as presented, subject to the applicant recording an approved Final Land Development Plan and providing a fee-in-lieu-of contribution equivalent to the Preliminary Plan application fee. Mr. Fullerton seconded the motion. The motion carried 5-0 in favor.

**B. Traditions of America Phase 3 Final Plan (18-04.08)**

Greg Adelman, Kaplin Stewart, and David Ebright, Traditions of America, and David Miller, Rettew, attended the meeting via Zoom. Mr. Miller presented the Final Land Development Plan.

Mr. Pawlikowski recommended approval of the Traditions of America Phase 3 Final Land Development & Lot Consolidation Plan, Township File #18-04.08, 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 5-0 in favor.

**C. Lime Spring Square Rezoning (16-08.07)**

Claudia Shank, McNees Wallace & Nurick, and Chris Venarchick, RGS Associates attended the meeting, and Ms. Shank presented the Zoning Map Amendment.

Mr. Gehringer commented that Exhibits A and B did not properly reference the street names or other geographical elements to identify the parcels subject to the rezoning request. Ms. Shank clarified a portion of Lot 2 will be rezoned to Regional Commerce Center, but most of the Lot 2 will remain zoned Enterprise.

Mr. Detter recommended approval of the 206 Rohrerstown Road LP's request to amend the East Hempfield Township Zoning Map to rezone a portion of Lime Spring Square Lot 2 from the Enterprise (E) Zone to the Regional Commerce Center (RCC) Zone as presented.

Mrs. Pawlikowski seconded the motion. The motion carried 5-0 in favor.

4. **New Business**

A. **Plan Introductions**

Mr. Beck introduced the Mavis Discount Tire Final Land Development Plan (21-17.02).

5. **Old Business**

None.

6. **Project Report**

Mr. Beck provided updates on the Township's land development projects.

7. **Public Comment**

None

8. **Adjournment**

There being no further business, Mr. Fullerton adjourned the meeting at 7:48 p.m.