

**East Hempfield Township
Planning Commission
Minutes**

Date & Time: September 14, 2022

7:00 p.m.

Present: Jim Fullerton, Dwight Rohrer, Dan Kaldas, Josh Boulton (Alternate), and John Spangler (Alternate)

Absent: Brent Detter, Ann Byrne, Matt Pawlikowski, Julie Will, Mike Rush (alternate)

Others Present: Cindy A. Schweitzer, Township Manager, Nathaniel Sturgis, Township Planner, and Scott Hain, DM/A, representing the Township.

Call to Order and Pledge of Allegiance

Voting members – Mr. Fullerton recognized alternate Mr. Boulton and Mr. Spangler as voting members for this evening, filling in for missing Planning Commission members.

Approval of Minutes: Motioned by Mr. Rohrer, seconded by Mr. Kaldas and carried by a vote of 5-0, to accept the minutes of August 10, 2022, as presented.

Action Items:

- a) Sheetz Flory Mill Final Plan (22-03.02) – Victor Grande, RETTEW and Craig Mallot, TPD, in attendance with Mr. Grande presenting the Final Plan
 - Motioned by Mr. Rohrer, seconded by Mr. Spangler and unanimously carried by a vote of 5-0 to recommend approval of modification request #1 through #10, subject to all staff and engineering comments.
 - Motioned by Mr. Rohrer, seconded by Mr. Spangler and unanimously carried by a vote of 5-0 to recommend approval of the final land development plan for Sheetz – Flory Mill, Township file #22-03.02, subject to all staff and engineering comments.

- b) 2821 Old Tree Drive Final Plan (22-02.02) – Dave Bitner, RGS Associates in attendance and presented the Final Plan

Mr. Boulton asked if the applicant verified that there are no encroachments into the neighboring property with the new driveway. Mr. Bitner stated they would verify to ensure there are none.

 - Motioned by Mr. Rohrer, seconded by Mr. Fullerton and unanimously carried by a vote of 5-0 to recommend approval of modification request #1, 3, 4, 5, 6, 9 and #10, subject to all staff and engineering comments
 - Motioned by Mr. Rohrer, seconded by Mr. Fullerton and unanimously carried by a vote of 5-0 to recommend conditional approval of modification request #2, 7 and #8, subject to all staff and engineering comments
 - Motioned by Mr. Rohrer, seconded by Mr. Boulton and unanimously carried by a vote of 5-0 to recommend approval of the final land development plan for 2821 Old Tree Drive, Township file #22-02.02, conditioned on the applicant verifying that the project does not encroach onto the neighboring property and subject to all staff and engineering comments.

- c) 2870 Yellow Goose Sketch Plan (22-16.01) –Chris Venarchick RGS Associates in attendance and presenting the Sketch Plan and waiver request

- Motioned by Mr. Rohrer, seconded by Mr. Kaldas and unanimously carried by a vote of 5-0 to recommend approval of the waiver of preliminary plan requirements for the 2870 Yellow Goose project, subject to all staff and engineering comments.
- d) Homestead Village Final Plan (20-13.02) – Dave Bitner, Chris Venarchick, RGS Associates and Doug Motter, Homestead Village in attendance with Mr. Bitner presenting the modification/waiver requests and final plan.
- Motioned by Mr. Rohrer, seconded by Mr. Spangler and unanimously carried by a vote of 5-0 to recommend approval of modification request #1 through #8, and conditional approval of #9, and #10 with the removal of the fee-in-lieu requirement from #10, subject to all staff and engineering comments.
 - Motioned by Mr. Rohrer, seconded by Mr. Kaldas and unanimously carried by a vote of 5-0 to recommend approval of the final land development plan for Homestead Village, Township file #20-13.02, subject to all staff and engineering comments.
- e) Root Solar Final Plan (22-08.02) – Tom Matteson, Diehm and Sons, and Reid Meyers, applicant in attendance with Mr. Matteson presenting the modification/waiver requests and the final plan
- Motioned by Mr. Rohrer, seconded by Mr. Boulton and carried by a vote of 5-0 to recommend approval of modification requests #1, 3, 4, and #7 subject to all staff and engineering comments.
 - Motioned by Mr. Rohrer, seconded by Mr. Boulton and carried by a vote of 5-0 to recommend conditional approval of modification requests #2, 5, and 6, and dropping the fee in lieu of for requests #5 and #6 subject to all staff and engineering comments.
 - Motioned by Mr. Rohrer, seconded by Mr. Boulton and carried by a vote of 5-0 to recommend approval of the final land development plan for Root Solar, Township file #22-08.02, subject to all staff and engineering comments.

Old Business

Project Report

Public Comment -none

Adjournment

There being no further business or objection, Mr. Fullerton adjourned the meeting at 8:28pm.