

**East Hempfield Township
Planning Commission
Minutes**

Date & Time: December 14, 2022

7:00 p.m.

Present: Jim Fullerton, Brent Detter, Dwight Rohrer, Ann Byrne, Dan Kaldas via Zoom, Matt Pawlikowski, Josh Boulton (Alternate), John Spangler (Alternate), and Mike Rush (alternate)

Absent: Julie Will

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

Call to Order and Pledge of Allegiance

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

Approval of Minutes: Motioned by Mr. Rohrer, seconded by Mr. Fullerton and carried by a vote of 5-0-2, to accept the minutes of September 14, 2022, as presented. Mrs. Byrne and Mr. Detter abstained due to absence.

Motioned by Mr. Detter, seconded by Mrs. Byrne and carried by a vote of 6-0-3, to accept the minutes of October 12, 2022, with the correction that Mr. Detter adjourned the meeting at 7:18. Mr. Fullerton, Mr. Rohrer, and Mr. Pawlikowski abstained due to absence.

Action Items:

283 Commerce Hub Subdivision Plan & Final Land Development Plan

- Motioned by Mr. Rohrer, seconded by Mr. Detter and unanimously carried by a vote of 7-0 to table the 283 Commerce Hub agenda items.

MXL Industries Stormwater Management Plan (22-16.01) – John Pogue, Landvision LLC in attendance and presented the Final Plan

- Motioned by Mr. Rohrer, seconded by Mrs. Byrne and unanimously carried by a vote of 7-0 to recommend approval of modification request #1 subject to all staff and engineering comments

2727 Columbia Avenue Final Land Development Plan (21-25.03) – Brian Cooley, D.C. Gohn Associates in attendance and presented the Final Plan

Mr. Spangler asked how the lighting would affect the mobile homes on the neighboring lot. Mr. Cooley stated that screening and fencing would obscure the lighting from neighboring properties. Mr. Fullerton asked what type of lighting would be used for the apartments. Mr. Cooley mentioned that there would most likely be lamp posts in front of the apartment units.

Mr. Fullerton asked about guest parking for the apartments. Mr. Cooley stated that they provided 2 parking spots per unit as the ordinance requires.

Mr. Boulton asked Mr. Ebersole what policies were in place to get the raingarden fixed if it does not infiltrate. Mr. Ebersole stated that during construction the Township holds financial security for the construction of stormwater facilities and the Stormwater Operations & Maintenance agreement provides legal backing to ensure the facility is in working order.

Mr. Rohrer asked if there will be a sidewalk installed along Columbia Avenue, Mr. Cooley stated part of

the waiver and modification requests contains a deferral of sidewalk installation along Columbia Avenue.

- Motioned by Mr. Rohrer, seconded by Mr. Pawlikowski and unanimously carried by a vote of 7-0 to recommend approval of modification requests #2-6, 8, and #9 and conditional approval of #1, and #7, subject to all staff and engineering comments
- Motioned by Mr. Rohrer, seconded by Mrs. Byrne and unanimously carried by a vote of 7-0 to recommend approval of the 2727 Columbia Avenue Final Land Development Plan, Township file #21-25.03, subject to all staff and engineering comments

Old Business

Project Report

Mr. Fullerton announced that Mrs. Will resigned from the Planning Commission effective the end of the year.

Public Comment -none

Adjournment

There being no further business or objection, Mr. Fullerton adjourned the meeting at 7:38pm.