

**East Hempfield Township
Planning Commission
Minutes**

Date & Time: March 8, 2023

7:00 p.m.

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

Absent: Dwight Rohrer, Mike Rush (alternate)

Others Present: Cindy A. Schweitzer, Township Manager via Zoom, Nathaniel Sturgis, Township Planning Director, and Scott Hain, DM/A, representing the Township

Call to Order and Pledge of Allegiance

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

Approval of Minutes: Motioned by Mr. Detter, seconded by Mrs. Byrne and carried by a vote of 6-0-1 with Mr. Boulton abstaining due to absence, to accept the minutes of February 8, 2023, as presented.

Action Items:

Conestoga Oral Surgery Sketch Plan (23-03.01) – Steve Gergely, Harbor Engineering, presented the Sketch Plan and waiver request.

Mr. Fullerton asked if this was the first time this building has been expanded. Mr. Gergely answered yes.

Mr. Spangler asked what the benefit was to waiving the preliminary plan requirements. Mr. Fullerton and Mr. Detter explained that it saved the applicant additional time and was a typical request on projects that were not phased.

- Motioned by Mr. Detter, seconded by Mr. Pawlikowski and unanimously carried by a vote of 7-0 to recommend approval of the waiver of preliminary plan requirements for the Conestoga Oral Surgery project, subject to all staff and engineering comments

283 Commerce Hub Final Subdivision Plan (22-09.03) – Jeremy Bittinger, Landworks Civil Design, and Joe Peters, Panattoni, in attendance with Mr. Bittinger presenting the Final Subdivision Plan

Mr. Spangler asked if Rapho Township had reviewed the Subdivision Plan. Mr. Bittinger stated that Rapho Township conditionally approved the subdivision Plan

- Motioned by Mr. Detter, seconded by Mrs. Byrne and unanimously carried by a vote of 7-0 to recommend approval of modification request #1 & #2 and conditional approval of #3 & #4, subject to all staff and engineering comments
- Motioned by Mr. Pawlikowski, seconded by Mr. Boulton and unanimously carried by a vote of 7-0 to recommend approval of the Final Subdivision Plan for 283 Commerce Hub, Township file #22-09.03, subject to all staff and engineering comments

283 Commerce Hub Final Land Development Plan (22-09.02) – Jeremy Bittinger, Landworks Civil Design, and Joe Peters, Panattoni, in attendance with Mr. Bittinger presenting the Final Land Plan

Mr. Fullerton asked if the parking was segregated. Mr. Peters stated that they have separate entrances but trucks can navigate to either side of the building.

Mr. Pawlikowski asked if the wetlands would be impacted. Mr. Bittinger stated that they would not be and that they were within the riparian buffer.

Mr. Fullerton asked if S. Chiques Rd would be widened. Mr. Hain said that it would be to collector road standards up to the truck entrance.

Mr. Boulton asked if the landscaping would interfere with the stormwater basin. Mr. Hain stated that they were still working with the applicant and it was noted in their review letter.

- Motioned by Mr. Boulton, seconded by Mr. Pawlikowski and unanimously carried by a vote of 7-0 to recommend approval of modification requests #1 – 5, subject to all staff and engineering comments.
- Motioned by Mr. Boulton, seconded by Mrs. Byrne and unanimously carried by a vote of 7-0 to recommend approval of the Final Land Development plan for 283 Commerce Hub, Township File #22-09.02, subject to all staff and engineering comments.

Single-Family Dwelling Building Height – Zoning Ordinance Text Amendment – Rob Lewis, Kaplin Stewart, and Scott Bower, Keystone Custom Homes, in attendance with Mr. Lewis presenting proposed text amendment.

Mr. Fullerton asked if the proposed amendment changed the maximum building height. Mr. Lewis stated it did not. Discussion was had regarding the impact to the maximum building height with the new definition.

Discussion was had regarding measuring maximum building from the mean of the roof instead of the eave in the proposed definition. Mr. Lewis stated this definition was suggested by Township staff, engineer and the Planning Group. Mr. Hain stated that this definition was decided on to simplify the Zoning Officer's compliance inspections.

Discussion was had about the desire to limit single family dwellings from being three stories tall. And to permit a maximum of two and a half stories.

Mr. Lewis stated that the applicant would be comfortable amending the proposed ordinance definition to measure to the midpoint of the roof. Mr. Detter stated he would be comfortable with that with the condition that the Township Solicitor review it first.

- Motioned by Mrs. Byrne, seconded by Mr. Fullerton and carried by a vote of 5-2 with Mr. Detter and Mr. Spangler voting against, to table the proposed ordinance amendment until other options can be reviewed.

Old Business

Mr. Fullerton announced interviews would be held for the Planning Commission alternate position on April 12th

Project Report

Public Comment -none

Adjournment

There being no further business or objection, Mr. Fullerton adjourned the meeting at 8:24pm.