

Planning Commission Meeting Minutes – DRAFT
January 12, 2016

The regular meeting of the East Lampeter Township Planning Commission was held on Monday January 12, 2016 at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602. Chairman Keylor called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Siesholtz, Mr. McCuen, Mr. Rutt and Mr. Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer and David Sinopoli, Asst. Township Zoning Officer.

The following persons signed in as being present:

Tom Smithgall, High Associates
Brad Mowbray, High Associates
Brian Spray, Rettew
Chris Brown, Derck and Edson
Ken Hornbeck, High Associates

Sandy Kime, ELA Group
Chris Venarcheck, RGS Associates
Bill Breigel, Keystone Custom Homes
Tom Polczynski, Tanger

Welcome to New Planning Commission Member

The members of the Planning Commission welcomed Mr. Roger Rutt as the newest member of the Planning Commission.

Reorganization:

Nominations for Chairman of the Planning Commission were opened, on a motion by Mr. McCuen and a second by Mr. Rutt, John Keylor was nominated as Chairman. On a motion by Mr. Siesholtz and a second by Mr. Ranck, the nominations for Chairman were closed.

Nominations for Vice Chairman of the Planning Commission were opened, on a motion by Mr. McCuen and a second by Mr. Ranck, Darrel Siesholtz was nominated as Vice Chairman. On a motion by Mr. Rutt and a second by Mr. McCuen, the nominations for Vice Chairman were closed.

Nominations for Secretary of the Planning Commission were opened, on a motion by Mr. McCuen and a second by Mr. Siesholtz, Randy Ranck was nominated as Secretary. On a motion by Mr. Rutt and second by Mr. Siesholtz, the nominations for Secretary were closed.

A verbal all in favor of the entire slate of nominees was noted.

Minutes:

The minutes of the November 10, 2015 meeting were approved as written noting that there was no meeting in December due to a lack of agenda on a motion of Mr. Siesholtz and a second by Mr. McCuen with all voting in favor with the exception of Mr. Rutt abstaining.

Old Business:

a) Country Inn and Suites 2260 Lincoln Highway East - Mr. Keylor questioned if a time extension was requested and subsequently granted by the Board of Supervisors. Ms. Hitchens indicated that a time extension was submitted and accepted by the Board of Supervisors.

New Business:

a) High Associates - #2015-32 1861 William Penn Way, Building 157 – Land Development Plan
Mr. Chris Brown of Derck and Edson and Mr. Ken Hornbeck of High Associates were present to represent the plan and described the improvements to be made to the building as well as stormwater improvements to the site. Mr. Brown went through the David Miller Associates review letter dated January 7, 2016 and the Lancaster County Planning Commission review letter dated November 10, 2015.

Mr. Brown noted that the approval from Lancaster County Conservation District was expected any day.

Mr. Brown noted three waivers/modifications were requested with the first being a waiver of preliminary given the scope of work, the second being a modification of the scale of the plan and the third being a modification of curbing. Mr. Brown indicated that one comment within the David Miller Associates review letter regarding the 6 foot sidewalk has been addressed and is no longer an issue as the decorative low landscape walls were moved closer to the building so that the sidewalk could be accommodated. There were no general public.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended that the waiver of preliminary planning and modifications of scale and curbing be granted. The Planning Commission recommended that the land development plan be conditionally approved based on the January 7, 2016 review letter of David Miller Associates and the November 10, 2015 review letter of Lancaster County Planning Commission.

b) Ironstone Homes/Meadow View - #2015-34 2040 Pine Drive – Subdivision and Land Development Plan

Mr. Kime of ELA Group was present to represent the request and review the project. Mr. Kime noted that the proposal is a 7 lot subdivision of approximately 10 acres. Mr. Kime reviewed the Lancaster County Planning Commission review dated November 23, 2015 and noted that street trees are not a requirement of the ordinance, but that they would be provided. Mr. Kime proceeded through the David Miller Associates review letter dated December 24, 2015 indicating that a waiver of preliminary was requested. Also requested and discussed by the Planning Commission is deferral of road widening, curbing and sidewalk along the Pine Drive road frontage. Mr. Kime explained that this is requested for two reasons, the first is that there are a row of mature trees right where the sidewalk would be located and the second is that fact that the last 29 feet near the proposed location of endwall-5 would result in significant regrading, relocation of the stream channel on the Noonan (adjoining) property, all of which would require an individual permit through DEP. Mr. Kime indicated that the DEP planning module would be before the Board of Supervisors on January 18, 2016 and that the applicant has no issue with sending covenant paperwork to the Township as soon as it is available. The applicant is willing to comply with the park and open space requirements and will submit financial security as soon as it is approved. It is understood that the applicant will need to commit to the deferrals through an agreement with the Township.

Mr. McCuen stated that in general he is not big on sidewalks, however that area is a blind spot and he wouldn't want to defer the sidewalk improvements, except for the final 29 feet as noted in the David Miller Associates review letter. Mr. McCuen questioned if the sidewalk could be turned at the terminus, providing an ADA ramp towards the roadway mid-block. Mr. McCuen questioned if the trees could be moved to the other side of the fenced in area. Mr. Kime stated that it was unsure given that there could be animals in the area.

On a motion by Mr. Rutt and a second by Mr. Siesholtz with all voting in favor, the Planning Commission recommended conditional approval of the subdivision and land development plan based on the David Miller Associates review letter dated December 24, 2015 and the Lancaster County Planning Commission review letter dated November 23, 2015. Further, the Planning Commission recommended that the waiver requested for preliminary plan be granted and that the modification of street improvements be denied. Finally, the Planning Commission recommended that the modification for curb and sidewalk be denied except that the final 29 feet heading north towards the property line be deferred and that the Township staff/solicitor and the developer determine if a mid-block accessible ramp and turn in the sidewalk is acceptable, the area deferred at this time for curb and sidewalk would

require a deferral agreement between the developer and the Township in a form acceptable to the Township solicitor.

c) Devon Creek Phase 2 at 2210 Hampshire Avenue #2015-38 Subdivision and Land Development
Mr. Chris Venarchick of RGS Associates and Mr. Bill Briegel of Keystone Custom Homes were present to represent the plan. Mr. Venarchick stated that the planning for the property began in 2004, the approximate acreage of the original site is fifty. The phase 2 would call for 113 dwelling units and the Right out for the highway occupancy permit will be required within this phase. The site has an active NPDES permit but will work through an amendment with LCCD.

Mr. Venarchick went through the David Miller Associates review letter dated December 22, 2015 and the Lancaster County Planning Commission review letter dated December 15, 2015.

Mr. Venarchick noted that conditional use items stated in the David Miller Associates review letter will be provided for with notes on the plan, in addition he noted that the entire conditional use decision was provided on page 2 of the plan. Further, he noted that the applicant/developer is working with PP&L on the lighting plan.

Mr. Venarchick stated that the zoning and subdivision and land development items can be dealt with through conversations with the Township Engineer and Township Staff.

Mr. Keylor stated that comment #3 of the Lancaster County Planning Commission review should be considered with a replanting of some of the trees that will be removed along the stream. Mr. Keylor noted that what is there has developed naturally, but that if there is any chance to landscape to fill that would be great, but he was not looking to replant an entire forest. Mr. Briegel stated that he would expect that the tree removal to be minimal because the trees are fairly tight along the stream corridor.

Mr. McCuen stated that some trees may be aged and the area in need of thinning out. Mr. Venarchick stated that as part of the conditional use, there was a number of trees and plantings throughout the site and that any vegetation within the floodplain will not be touched.

Mr. Siesholtz questioned if there would be a a walkway network besides the sidewalks? The answer was yes. Mr. Siesholtz stated that there may be a need for trees to be placed near seating areas along the pathway and that may be preferable.

Mr. Keylor stated that there seemed to be a number of comments that can be answered with notes and or a further discussion with the Township Engineer and Township Staff.

Mr. Keylor questioned if there would be bike racks within the community given the commercial activity, apartments, townhouses, community center. The answer was yes.

Mr. Siesholtz noted that the community center should have easy access for unloading and ADA accessible parking spaces.

Mr. Ranck questioned when a path towards the school would be completed.

Mr. Venarchick stated that the idea is to have phases 3 and 4 as one plan in the near future.

Mr. Keylor noted that the product that is out there looks good. Mr. Briegel stated that he greatly appreciated the working relationship with Mr. David Sinopoli and that the Township Staff has worked with Keystone on the architectural compliance and keeping everyone on task.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval based on the David Miller Associates review letter dated December 22, 2015, the Lancaster County Planning Commission review letter dated December 15, 2015. In addition, the Planning Commission noted that the barrier at the dead end should be placed so that vehicles can turn around but that people can walk on the walking trail. Also, bike racks should be placed throughout the community and that the tree placement throughout the community should be appropriate at trail furniture locations to offer shade. Finally, any new issues raised by the Township Engineer or Township staff in further reviews and the applicant should be ready to provide copies and/or agreements of previously approved issues prior to moving to the Board of Supervisors.

The applicant also provided a 90 day time extension for the Board of Supervisors to take action.

On a motion by Mr. Keylor and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended that the Board of Supervisors accept the time extension.

d) 2015 Annual Report

The annual report was briefly discussed.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with Mr. Rutt abstaining the remainder of the Planning Commission voted in favor of sending the annual report to the Board of Supervisors.

Briefing Items:

a) Tanger Expansion #2016-01 311 S.K. Tanger Blvd

Mr. Brian Spray of Rettew Associates and Mr. Tom Polczynski of Tanger were present to introduce the plan. Mr. Spray noted that the plan encompasses a 13 acre site recently acquired from the Lancaster Host and Resort for an additional 126,000 square feet of retail space. Mr. Spray noted that since the plan was before the Planning Commission for the conditional use hearing, a few modifications have been made such as: dual left turning lanes at the Dutch Wonderland traffic light from route 30 south onto the new access roadway, separation of the bike and hike path through the site, development of the multi-use trail along Millstream Road with the cooperation of landowners on the west side of the roadway.

Mr. Keylor noted that the improvements were in the right direction and that the multi-use trail along Millstream's west side made more sense. Mr. Keylor stated that the Planning Commission doesn't want to draw attention to the Millstream entrance of Tanger. Mr. Siesholtz questioned if bike racks will be provided on the site, it was noted that they would be.

b) High Associates #2016-02 355 Pitney Road

Mr. Tom Smithgall and Mr. Brad Mowbray of High Associates and Mr. Brian Spray of Rettew were present to introduce the plan. Mr. Smithgall stated that the 10 acre site had been purchased in 2014 near the intersection of Pitney Road and Greenfield Road just behind the Church and that the site is known to some as the Old Kolb Farm. Mr. Smithgall noted that a detailed study had already been done for the floodplain, a single four story building is proposed with 82 units, extensive riparian buffer is proposed, sidewalk, curbing and alignment of the roadway up to the western driveway and then connecting with the sidewalk along the church property. There will be a mixture of 1, 2, and 3 bedroom units in a fully elevated building with access to garage units and storage areas with bike racks, etc. The existing dwelling will be kept on the property.

It was questioned what the target market is for the site. Mr. Mowbray noted that an upscale client will be marketed to and may be 55 years of age and older, but that there would be no age restriction for the units.

c) Pinnacle Premier Properties at 58 Pitney Road #2016-03 Land Development Plan
Ms. Hitchens described the plan which consisted of approximately a 3500 square foot addition to an existing building within close proximity to the floodplain boundary.

Other Business:

a) LUAB - December 2015 and January 2016 meetings of LUAB were cancelled due to lack of agenda

b) Work Plan for 2016 - Ms. Hitchens noted that in 2016 the Planning Commission would be reviewing the Subdivision and Land Development Ordinance as part of an update and questioned if there were any other items that should be considered for the work plan. None were provided at the meeting.

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on February 9, 2016 at 7:30pm at the East Lampeter Township Office 2250 Old Philadelphia Pike, Lancaster, PA 17602.

Respectfully submitted,
Tara A. Hitchens, AICP
Director of Planning/Zoning Officer