

Planning Commission Meeting Minutes – DRAFT  
January 13, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Monday January 13, 2015 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, 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:

Jason Shaner, P.E. Impact Engineering	Nick Wagner
Michael Loreilli, High Assoc.	Dale and Patti Shellenberger
Lorin Wortel	Elijah Bell Jr.
Miranda Wortel	

Reorganization:

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

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

Minutes:

The minutes of the December 15, 2014 meetings were approved with the correction of Mr. Ranck's name in the sentence under Minutes on a motion of Mr. McCuen and a second by Mr. Siesholtz with all voting in favor.

Old Business: None

New Business:

a) High Associates - #2015-1 175 Greenfield Road – Waiver of Land Development Plan

Mr. Michael Lorelli of High Associates was present to represent the plan and described the improvements to be made to the building and site to allow for the site to be leased to up to three different tenants rather than the one tenant that has been on the site for an extended period of time. Mr. Lorelli noted that the building was constructed in 1973 and was expanded in 1975, 1979 and that the current, and long standing, tenant now only occupies approximately 30,000 square feet of the almost 91,000 square foot building. Mr. Lorelli noted that a will serve letter from Lancaster City Water Department has been received by High Associates and thus there would be sprinklers installed in the building in the future. Mr. Lorelli offered that the current tenant has 5 employees, Sight and Sound is interested in warehousing in the building with 4-7 employees, and then there would be a third space of approximately 3,500 square feet which High Associates has no tenant for at this time.

Mr. Ranck read sections II, III, and IV of the Township staff review of the waiver of land development.

Mr. Siesholtz questioned if the notation of curbing along the entrance of LaSalle would cause issues?

Mr. Lorelli indicated that restricting the truck traffic would be problematic for the site, but High would be more than willing to stripe the area instead of providing additional curbing.

Mr. Keylor noted that all parking spaces should be striped as well and that all ADA spaces should be marked as necessary. Mr. Lorelli indicated that this would occur on the site.

On a motion by Mr. Siesholtz and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended that the waiver of land development be conditionally approved. The Planning Commission recommended that the conditions of approval be as follows: the applicant shall stripe the area at the property line and LaSalle, the applicant shall stripe all parking spaces, shall clearly mark all ADA parking spaces, all future tenants and changes to the structure shall obtain appropriate zoning and building permits through the Township.

b) Lorin and Antoni Wortel - #2015-2 and 2015-3 62 Bowman Road – Waiver of Land Development/Stormwater Management Plan and Conditional Use Request

Mrs. Wortel, owner and Mr. Jason Shaner of Impact Engineering were present to represent the request and review the project. Mrs. Wortel noted that the project continues to evolve, but they are now in a final format that can accommodate the stormwater management ordinance that was adopted by the Board of Supervisors in April 2014, as well as the zoning ordinance, and subdivision and land development ordinance. There are changes to the ingress/egress, parking, septic location, well location, lighting, and landscaping. Mrs. Wortel indicated that it has all resulted in a better site plan, in her opinion.

Mr. Ranck read the waivers, zoning and general comments within the David Miller Associates review letter dated 1-12-15.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the East Lampeter Township Planning Commission recommended conditional approval of the waiver of land development/stormwater management plan based on the January 12, 2015 review letter from David Miller Associates.

As to the Conditional Use request Mrs. Wortel indicated that as the applicant they would request a slight change to the ending time of events that was originally placed on them in the prior conditional use. The prior conditional use indicated 10:30pm as an end time. They would request that 11:30pm be the ending time. Mr. McCuen suggested that the applicant consider requesting an ending time of 10:00pm or 10:30pm on Sunday, Monday, Tuesday, Wednesday, and Thursday evenings and an ending time of 11:30pm on Friday and Saturdays.

Mrs. Wortel also noted that a request would be made as part of the conditional use to allow the use of the property for at least 183 days (or 50%) of the year.

Mr. Siesholtz made the following statement, with all members of the Planning Commission agreeing: The applicant has present new information for the proposed use at 62 Bowman Road and has indicated that facts will also be included with a presentation to the East Lampeter Township Board of Supervisors during the conditional use hearing. The East Lampeter Township Board of Supervisors should consider allowing the applicant to operate the event center for a time period greater than the 150 days allowed through the prior conditional use hearing and should consider allowing events on Sunday, Monday, Tuesday, Wednesday, and Thursday to end by 10:00pm and event on Friday and Saturday to end by 11:30pm.

Briefing Items: None

Other Business:

a) LUAB – Mr. Sinopoli reported that the group met in January 2015 with ELA Group to discuss the next steps in moving forward with a determination of whether or not an update of Growing Together: A

Regional Comprehensive Plan for Central Lancaster County should be considered. The first step will be to interview up to 4 persons from the Township. Interview dates/times will be distributed in the near future by ELA Group. Ms. Hitchens noted that one member of the Planning Commission should be part of the interview process. Mr. McCuen volunteered after a discussion of other members as to their unavailability.

b) Mr. Dale Shellenberger of Mt. Sidney Road inquired if the Township was in receipt of any documents or applications from Mr. Henry King or for 419 Mount Sidney Road as he believes there is a possibility for a chicken house of a substantial size, 25,000 square feet, to be erected on the property. Mr. Shellenberger is concerned that the placement of the chicken house will be too close to his property line. Mr. Shellenberger indicated that the site was once a quarry. Mr. Keylor informed Mr. Shellenberger to write a formal letter addressed to Ms. Hitchens so that he can be placed on a listing of persons to be notified if anything were to be sent to the Township regarding this matter. Mr. Shellenberger indicated that he would do so and thanked the Planning Commission for hearing his concern.

c) Mr. Elijah Bell questioned whether or not there was anything further received from High Associates in regards to the Bentley Ridge Expansion. Ms. Hitchens noted the preliminary opinion that is posted on the Township website which deals with density and the apartment/multi-family zoning amendment which will be heard before the Board of Supervisors on January 19, 2015 were both submitted to the Township with the noted property in mind.

d) Mr. Ranck shared that a woman was hit along Route 340 near Sage Drive recently and that when plans come in for review along this roadway lighting, sidewalks, and road improvements need to be considered seriously by both the Planning Commission and the Board of Supervisors.

Announcement:

- a. SALDO Amendment for rural zoned lands in regards to curbing and roadway improvements for agricultural subdivisions – adopted as advertised January 5, 2015 by Board of Supervisors
- b. Planning Commission meetings in 2015 will be held the 2<sup>nd</sup> Tuesday of the month at 7:30pm
- c. Zoning Amendment hearing for apartments/multi-family to be held January 19, 2015 at 7:30pm
- d. Conditional Use hearing for Wortel's to be held January 26, 2015 at 4pm
- e. Conditional Use hearing for Devon's Creek to be held January 26, 2015 at 4:30pm

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 10, 2015 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