

January 16, 2007

The East Lampeter Township Board of Supervisors met on Tuesday, January 16, 2007 at 7:30p.m. at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Chairman Eberly, followed by the Pledge of Allegiance. Supervisors present were: Mr. Glenn Eberly, Mr. Michael Landis, Mr. Roger Rutt, Mr. Wilbur Sollenberger and Mr. David Buckwalter. Also present was Mr. Ralph Hutchison, Township Manager.

The following persons signed in as present:

Mr. Fred Daum, 2142 New Holland Pike, Lancaster, PA 17601

Mr. Charles Smith, 44 Highland Drive, Lancaster, PA 17602

Mr. Randy Zook, 147 Longfellow Drive, Lancaster, PA 17601

Mr. Mark Hackenburg, 147 Longfellow Drive, Lancaster, PA 17602

Mr. Joseph Esh, 2151 Forry Road, Lancaster, PA 17602

Minutes:

Chairman Eberly indicated that copies of the minutes of the January 2, 2007 regular meeting were available for review. A motion was made by Mr. Sollenberger seconded by Mr. Landis to dispense with the reading of the minutes and approve the minutes as presented. The motion was passed by unanimous voice vote.

Bills:

Chairman Eberly also indicated that bills represented by Check #43487-43560 in the amount of \$81,828.22 were presented for payment, copies of which were available for review. After review, a motion was made by Mr. Buckwalter, seconded by Mr. Rutt to approve payment of bills as listed in the amount of \$81,828.22. The motion was passed by unanimous voice vote.

Old Business:

- a. FCD Time Extension

Chairman Eberly stated that FCD was asking for a time extension due to an illness of one of their team members. A motion was made by Mr. Buckwalter, seconded by Mr. Landis to approve the FCD Development time extension until March 15, 2007. The motion was passed by unanimous voice vote.

New Business:

- a. Bridington Subdivision Plan #06-29: Greenfield Road

Mr. Matt Rutt from Landcore Engineering Consultants was present to discuss the subdivision. The property is zoned R-2. The comment letter from David Miller Associates dated January 15, 2007 addressed a few concerns. One concern was the lot was an odd shape and there was a concern about the connection to the roadway. The one solution would be to bend the roadway, but that would cause the project to lose four lots which would be an economic loss for the developer. There is also a concern about the limited site distance. There is an option of having a cul de sac in the development. The radius has been increased to 47 feet instead of the standard 40 feet required by the Township zoning. They have also designed for a depressed curb and a winter easement for snow plowing. Mr. Hutchison stated that an option would be to create a straight connection to Greenfield Road, where only one lot would be lost. Also the concern about the south bound traffic stopping on Greenfield Road to make a left into the new road and creating a hazard, the connection could be made one way west to eliminate that concern. Mr. Rutt replied that could be an option but it would be odd to have a road connect to the cul de sac. Mr. Landis stated that Mr. Rutt thought that having a roadway connect to the cul de sac was not a good idea when it would provide safety to residents. Mr. Rutt replied that the idea could physically work, but that it is odd to have a roadway connected to a cul de sac. Mr. Hutchison replied that the roadway does not have to connect directly into the cul de sac. Mr. Rutt stated that even with the roadway clearly marked one way there will still be people that use the one way incorrectly. Mr. Hutchison replied that could happen, but if something did happen you would know who was responsible. Mr. Rutt (Township Supervisor) asked what the width of Greenfield Road that goes past the proposed development. Mr. Rutt replied that the width was around 19 to 20 feet. Mr. Rutt stated that the comment letter from David Miller addressed the modification request for a waiver to the preliminary process, a plan note must also be added to the proposed plan indicating the areas not proposed for dedication to the Township, the applicant is also required to comply with the park and open space requirements, all survey, plan and ownership certificates must be signed, sealed and notarized, also the proposed paved surface must be to the current PADOT Superpave design criteria for Silver Birch Road, all streets along the perimeter of the project must be to Township specifications, the applicant is requesting a modification to eliminate frontage improvements, due to the fact that the Township has not developed any plans to develop Greenfield Road. The applicant is not against placing sidewalks in appropriate places or making improvements on the frontage on Greenfield Road. Chairman Eberly stated that the Board has been requiring curbs and sidewalks be installed on all plans that are being submitted. Mr. Rutt replied that there is vegetation located there that protects the houses along that roadway and by widening the roadway and adding curbs that will make things difficult and there is no connection. Chairman Eberly stated that it would be nice to have sidewalks through the development, and the Township is working on having sidewalks throughout the Township. Mr. Hutchison stated that the widening and curbing on Greenfield and Drexel Road should happen in the planning process. Mr. Rutt stated that the widening for Greenfield Road is not an issue, but Drexel Road does not seem needed. Mr. Rutt stated that the plans have been submitted to the emergency services for review.

Mr. Jim Clarkson, Linden Ave stated that he felt that the storm water management has been addressed for his property. He requested that a sidewalk not be placed by his residence at this time.

Mr. Randy Zook, 147 Longfellow Drive expressed his concern about Greenfield Road speed limit and that the sidewalks will not help, also by widening the roadway that will only increase the speeding.

Mr. Charles Smith from Highland Drive stated that the extension of the sidewalks is not beneficial on Drexel Road.

Mr. Landis stated that he would like to see sidewalks on both sides of the new street, but does not feel that Drexel Avenue to the east is needed. He also prefers that they tie into Greenfield, also sidewalks to the north is needed for the future.

Mr. Buckwalter asked if there was any response from the emergency services besides the Chief of Police. Mr. Rutt replied that he has not heard back from them. Mr. Buckwalter would like to see the connection to Greenfield Road.

Mr. Sollenberger stated that he would also like to see the connection to Greenfield Road. Mr. Jim Clarkson stated that the emergency services could have a driveway that they could use only.

Mr. Hutchison stated that the water system is designed to make a connection a Drexel Road, but it would be better if the water system is looped instead for better performance. A motion was made by Mr. Landis, seconded by Mr. Sollenberger to table the Bridington Subdivision Plan #06-26 until the February 5, 2007. The motion was passed by a four against and one vote in favor.

A motion was made by Mr. Landis, seconded by Mr. Sollenberger for the Bridington Subdivision Plan #06-29 to approve the waiver for the preliminary plan with sidewalks west of Drexel , subject to sidewalks in all interior streets, emergency access with pervious pavers to Greenfield Road if requested by the Fire Company, a looped water system, widening , curbs and sidewalks on Greenfield Road and Drexel Avenue. The motion was passed by unanimous voice vote.

b. Commerce Bank Land Development Plan #06-32: 2121 Lincoln Highway east

Mr. Mark Hackenberg from RGS was present to discuss the project. Mr. Hackenberg stated that the property is 1.9 acres located on Lincoln Highway at the old Ponderosa Restaurant. The plan calls for three drive up windows and an ATM lane. There would be 10 employees and they would be open seven days a week. The traffic impact study shows that there is not a huge difference from the restaurant traffic. The David Miller Associates comment letter dated January 10, 2007. Mr. Hackenberg stated that the applicant is requesting a modification waiver for the preliminary plan process, waiver for the scale of drawings, waiver of the curbing from standard curbing to a Belgian block curbing. He stated that there is a concern about the circulation of traffic that the applicant has proposed. The applicant has a concern with the loss of the right lane, which could cause stacking of cars onto vehicle. The plan has been submitted to PENNDOT, but there has not been a response. Chairman Eberly asked if the right turn lane is one way only. Mr. Hackenberg replied that it is one way. He also stated that there is a concern for the construction vehicles that have trailers and the width of lane. Mr. Rutt asked about the signage which sits in the middle. Mr. Hutchison asked if a right turn driveway has been discussed. Mr. Hackenberg stated that it was discussed, but the concern was for the walk up customer's safety. Mr. Hutchison asked why will there be a driveway on the west side

is as large as it is. Mr. Hackenberg replied that the drive could be reduced. Mr. Buckwalter asked if the parking would be primarily for employees. Mr. Hackenberg replied that there would be 26 parking spaces, the demand for parking for this area should be around 46 spaces but this could not be accomplished on this site. Chairman Eberly asked about the grading to steep to allow for pedestrians using the sidewalk to be separated more from the road. Mr. Hackenberg replied that would be difficult. A motion was made by Mr. Buckwalter, seconded by Mr. Rutt for the Commerce Bank Land Development Plan #96-32 to approve the waivers for the preliminary plan, scale, curb material conditioned upon the reduced width of the west driveway to 16 feet, relocating the pedestrian crossing, additional pavement markings, and signage for the proposed right turn entrance lane and supporting the right turn only entrance driveway and all other comments on the David Miller Associates comment letter. The motion was passed by unanimous voice vote.

Other Business:

- a. Appointment to Emergency Services Committee- One and two year terms

Chairman Eberly stated that the Emergency Services Committee needs to be appointed to one and two year terms. A motion was made by Mr. Sollenberger, seconded by Mr. Rutt to appoint the Emergency Services Committee to one and two year terms. The motion was passed by unanimous voice vote.

- b. Consideration of Action regarding City of Lancaster Zoning Amendment (SM zone)

Chairman Eberly stated that this concerns the property that was Kemps and is now being proposed for a Lowe's. The City has passed new zoning that would allow Lowe's to proceed without the changes that our Township feels are necessary. Mr. Hutchison stated that the amendment was adopted by the City so that Lowe's does not need any variances. The Township has the option to appeal to the City's Zoning Board decision. A motion was made by Mr. Landis, seconded by Mr. Rutt to approve the appeal from the City Zoning Amendment to the City's Zoning Hearing Board. The motion was passed by unanimous voice vote.

Public Comment:

Mr. Charles Smith stated that he appreciates the Board being very professional. He also expressed his concern for the building conditions across from the Conestoga Valley High School. There has been concern expressed to the Zoning Officer about the property. Mr. Hutchison stated that the property owner will be approached.

Mr. Fred Daum asked if there has been any contact from the Conestoga School District about the closing of the Penn John School. Chairman Eberly replied that the Board has not been contacted.

Adjournment:

A motion was made by Mr. Landis, seconded by Mr. Buckwalter to adjourn. The motion was passed by unanimous voice vote. The next scheduled meeting is Monday, February 5, 2007 at 7:30pm.

Respect fully,

Ralph Hutchison
Secretary