

Planning Commission Meeting Minutes  
January 27, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday January 27, 2014 at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602. Chairman John Keylor called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Siesholtz, Mr. McCuen and Mr. Stumpf. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer and David Sinopoli, Assistant Zoning Officer.

The following persons signed in as being present:

James Wentz	Gwen Newell	Walt Siderio
William Kintner	David Miller	Tom Smithgall
Jenny Kintner	John Pogue	Steve Wise
Kari Wentz	James Sanchez	Dale Yoder
Steven Black	Ben Ortiz	Craig Peiffer

Minutes:

The minutes of the December 16, 2013 meeting were approved with the correction of the next meeting date on a motion by Mr. Stumpf and a second by Mr. Siesholtz and all voting in favor.

Appointment of Officers:

Nominations for Chairman of the Planning Commission were opened, on a motion by Mr. McCuen and a second by Mr. Stumpf, John Keylor was nominated as Chairman. On a motion by Mr. Stumpf 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. Stumpf and a second by Mr. McCuen, Darrel Siesholtz was nominated as Vice Chairman. On a motion by Mr. Stumpf 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. Stumpf 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.

The entire slate of nominees was voted by a motion of Mr. Stumpf and a second by Mr. McCuen, with all voting in favor.

Old Business:

None

New Business:

a) Mellinger Mennonite Church #2013-38 at 1916 Lincoln Highway East

Mr. Dale Yoder represented the waiver of land development request, explaining the proposed 934 square foot addition, the subtraction of impervious areas, the increase in impervious areas, and the change in overall parking layout. Mr. Yoder indicated that there are currently 600 seats and that this increased square footage actually changes the seating arrangement to reduce the number of seats to 550. Mr. McCuen read the staff review dated January 23, 2014. Mr. Siewsholtz questioned if the ingress/egress will remain as shown on the plan, which may mean that there are back in parking spots

on the eastern most side of the parking lot.

On a motion of Mr. Stumpf and a second by Mr. McCuen, the Planning Commission recommends conditional approval of the waiver of land development based on the 1/23/14 staff review letter.

b) William Kinter #2013-40 at 19 Spring Dell Road

Mr. Steven Black of Land Grant Surveyors represented the plan explaining the lot add-on plan. Mr. Black noted that the original subdivision in the area took place in 1957 and that Spring Dell Road is 18 feet in width and that there is public water, but on-lot septic systems serve the area. Mr. Black indicated that probes were done, but the perc tests were not yet completed due to the weather. Mr. McCuen questioned what would happen if the lot didn't perc, Mr. Black answered that there are alternative septic systems that could be utilized on the lot. Mr. Black indicated that the existing system on the Kintner property was tested a year ago and was functioning properly. Ms. Hitchens indicated that PA DEP does not require that a secondary septic area be established for a lot that is gaining in size, but does for a lot that is lessening in size.

On a motion of Mr. McCuen and second by Mr. Stumpf, the Planning Commission recommended conditional approval of the lot add-on plan based on the January 24, 2014 DM/A letter. The Planning Commission recommended granting the first two waivers and deferring waivers 3-6 until the BOS determines such improvements be required or there is a significant road improvement project in the area.

c) Isaac & Marian Stoltzfus #2013-41 at 782 Hartman Station Road

Mr. John Pogue of Lake Roeder Hillard represented the plan and reviewed the history of the planning for this site. Mr. Pogue noted that the applicant will be providing additional right-of-way along Giest Road.

On a motion of Mr. Siesholtz and a second by Mr. McCuen, the Planning Commission recommended conditional approval of the plan based on the DMA Associates letter dated 1/22/14 and the LCPC letter dated 1/14/14 with the only note being that the applicant will provide right-of-way along Giest Road.

d) Ben Ortiz #2013- 43 at 1658 Lincoln Highway East

Mr. James Sanchez of Sanchez Associates represented the requested waiver of land development and stormwater management plan for an adjoining lot for the purposes of a used car lot. Mr. Sanchez noted that the applicant received a variance for the greenbelt along the adjoining property where access is proposed from the 1648 property to the 1658 property.

Mr. Ortiz noted that tax season is his most important time of year and that placing cars on the lot temporarily would be helpful.

Mr. Stumpf read the staff review of January 23, 2014 in regards to the waiver of land development.

Mr. Sanchez noted that the applicant would not be requesting action on the stormwater management plan at this time, just the waiver of land development. Although, Mr. Sanchez did want some feedback on the requested curb, sidewalk and roadway improvement deferrals that were being sought.

Mr. Stumpf noted that the applicant should have to do curbs, sidewalk, and that he concurs with the DM/A letter in regards to the stormwater management plan.

Ms. Sanchez noted that the existing lot has a grandfathered driveway with no PennDOT permit which causes issues with placing curb and sidewalk along the existing lot.

Mr. McCuen noted that he doesn't want to place a hardship on the applicant but the improvements should be done because there was a national expert that said more was needed along Route 462.

Although, Mr. McCuen doesn't want to see a hodgepodge of sidewalks along the corridor. He would be ok with deferral of the improvements until the remaining area were improved. Mr. McCuen felt that the curb and sidewalk must be shown on the plan, but deferred until the BOS decides that the entire area is to have curb and sidewalk.

Mr. Siesholtz questioned if the additional 10 feet of right-of-way would be given. Mr. Sanchez noted that if it is given then the curb and sidewalk would require an HOP.

Mr. Keylor summed up the discussion with the following: defer curb and sidewalk until a full study of the Bridgeport area is completed but provide such on the plans and place bollards along the frontage of the new lot so that there is no access.

On a motion of Mr. Stumpf and a second by Mr. Siesholtz, the Planning Commission recommended conditional approval of the waiver of land development subject to the Township staff review of 1/23/14 the applicant shall do a stormwater management plan, the applicant shall show curb, sidewalk and roadway improvements on the stormwater management plan, the stormwater management plan must be recorded.

Briefing Items:

a) High Associates – Zook/Yoder/Esh properties discussion

Tom Smithgall of High Associates and David Miller of Rettew discussed the master planning for the property that borders between Greenfield Road and Willow Road.

Other Business:

a) 2013 Annual Report –

b) Upper Leacock Township Consistency Review – Ms. Hitchens noted that the Planning Commission recently reviewed the proposed changes to the Upper Leacock Township Subdivision and Land Development ordinance regarding sidewalks and provided a consistency letter. Ms. Hitchens indicated that Upper Leacock Township made a minor revision and sent it back to East Lampeter Township for another consistency review letter.

c) FEMA Firm review – Ms. Hitchens indicated that the Township has been provided with revised floodplain maps for review and comment. The Township has also received instructions that notification of residents will be the responsibility of the Township.

d) LUAB –Mr. Sinopoli indicated that there was no meeting held

Adjournment:

On a motion by Mr. Siesholtz, a second by Mr. Ranck, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday February 24, 2014 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