

Planning Commission Meeting Minutes – DRAFT
February 10, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Monday February 10, 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. Stumpf. 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	Lyla Walrath
Brad Mowbray, High Associates	Lisa and Steve Pidcock
Mark Johnson, RGS	Rick Stammel, Dutch Wonderland
Gwen Newell, LCPC	Adam Gardner, Dutch Wonderland
Mark Stanley, MWN	Mr. and Mrs. Thomas Colvin
Joel Young, Rettew	Elijah Bell Jr.
David Miller, Rettew	

Minutes:

The minutes of the January 13, 2015 meetings were approved as written on a motion of Mr. McCuen and a second by Mr. Siesholtz with all voting in favor.

Old Business:

a) High Associates - #2014-20 Bentley Ridge North – Sketch Plan

Mr. Mark Johnson of RGS Associates, Mr. Mark Stanley of McNees, Nurick and Wallace, and Mr. Tom Smithgall of High Associates represented the plan. Mr. Smithgall noted that this would be an extension of the existing Bentley Ridge project and would be complimentary in nature in architecture and overall design. The site is approximately 4.9 acres and the site is proposed to include 42 units with 20 units in one building, 18 units within a second building and four townhouses. Mr. Johnson noted that there is an existing recorded plan indicating the access easement and clear sight triangle at Buckwalter Road. The southern portion of the clear sight triangle can be shown as required, however the northern portion of the clear sight triangle only reaches 58 feet.

Mr. Johnson noted that the existing bituminous walkway with Bentley Ridge will be tied into the walkway proposed around this expansion.

Mr. Johnson noted each of the waiver/modification requests that were reviewed by the Township Engineer, David Miller Associates, who issued a review letter on February 10, 2015.

Mr. Keylor read through the letter from David Miller Associates.

The general public present had questions although not all of the public identified themselves so all of the questions and answers are listed anonymously below:

1. Will there be more run off because of all the increased paved surfaces?
 - a. The applicant will have to show that water can be detained for a specific amount of time and that a dry pond is proposed on the site, except of course when it's holding water back from a storm
2. Will Buckwalter be repaved in the area of this development?
 - a. The applicant would be required to overlay to the centerline
3. How many vehicles will be added to Buckwalter Road because of this proposal?
 - a. That will be determined with the full land development plan
4. Will a traffic study be required?
 - a. At this point it is not believed that a traffic study would be required by the ordinance
5. How will this affect the neighboring wells? When the Hershey kids homes were constructed

there was an interruption of the neighboring wells.

- a. This project is not using well water, this project would utilize public water supply. Thus, with no digging at the aquifer there shouldn't be an effect on neighboring wells.
6. Has any research for endangered or protected species for the lot?
 - a. A PNDI will be completed for the planning module process while in land development
7. Will the buildings be two or three story?
 - a. They will be a mix of 2 and 3 story as they will be stepped.
8. Will these all be rentals?
 - a. Yes
9. Will these units be buffered with fencing for the residents that front along Buckwalter Road?
 - a. There is a required 10 foot vegetative area between the properties
10. How will lighting be handled on the site?
 - a. That has not all been flushed out at this point, but a lighting plan will be provided during the land development process
11. Is there a requirement to improve the intersection at Buckwalter and Rt. 340?
 - a. At this time it does not seem that a traffic impact study will be required, but will know more as land development moves forward
12. Is there any possibility to move the RRTA bus stop to the frontage of this site?
 - a. RRTA would have to make that decision, but the applicant is willing to discuss the possibility with RRTA officials
13. Could the trash disposal at the southern end of the property be moved to a new area on the site?
 - a. The applicant will take a look at other locations that may be utilized for such.

Questions from the Planning Commission Members

Mr. McCuen questioned if there will be an emergency access to Route 340? Mr. Johnson noted that he and the applicant understand the thoughts but there are issues with sight distance. They are making every attempt to work with the two fire companies that cover this area.

Mr. McCuen noted that in regards to the sidewalk along Route 340, he would rather see that the 2 stubs to the neighboring properties be deferred and then constructed to connect to the potential sidewalk that would be constructed on adjoining properties. This could be handled in the surety that the applicant puts up for the construction in the future.

Mr. Stumpf noted that the applicant should consider providing a pull off for the mailbox area rather than requiring that people and the mail person utilize the drive isle.

Mr. Keylor stated that the planning commission normally does not grant modifications or waivers at sketch plan because should something change then there is no way to go back to it in the future because it has already been granted. However, the planning commission may be willing to give a general consensus of how they may react to the waivers and modifications requested.

Mr. Siesholtz stated that if he were to make a motion on the waivers and modifications tonight, which he is not, he would recommend approval of them based on the David Miller Associates letter of February 10, 2015. Mr. McCuen, Mr. Stumpf, and Mr. Keylor concurred.

Mr. McCuen stated that he really would like the applicant to look at the emergency access and discuss with the fire companies and other emergency persons.

New Business:

a)Dutch Wonderland - #2015-5 2249 Lincoln Highway East – Sketch Plan

Mr. David Miller of Rettew, Mr. Mark Stanley of McNeese, Nurick and Wallace, and Mr. Rick Stammel of Wonderland Amusements were represent the plan. Mr. Miller indicated that it was a lot reconfiguration for the main parking area which results in no improvements within the park itself. Mr. Miller noted that there would only be restriping of the preferred parking area in front of the castle

which consists currently of 205 parking spaces. There will be an increase in the number of handicapped parking spaces in this area. Mr. Miller indicated that the lawn area currently behind the support center would be turned into parking area eventually as the project is proposed in phases and that the theater would be demolished. Currently there are 814 parking spaces paved. Phase 1 will result in 597 parking spaces and phase 2 will result in 407 parking spaces. Bollards will be provided to assist with the pedestrian movements and preferred parking areas. At least a 10 foot greenbelt area at the frontage and some greenbelt would be established along the east side of the property. The current campground access would have bollards installed so that all vehicles must access through the main entrance. Mr. Miller discussed the circulation, anticipated parking patterns, the installation of speed tables for the pedestrian walkway, the three toll booths for the payment of parking, and where overflow parking would be on the property.

Mr. Miller noted that phase 1 of the project would actually reduce the impervious coverage on that portion of the site by a small amount and phase 2 would include more stormwater facilities. Mr. Miller also indicated that there would be a small 595 square foot building addition at the monorail building for bathrooms as part of the project. Mr. Miller noted that there would be a request for a waiver of preliminary plan and that the next step would be to be heard for various variances before the zoning hearing board on February 26, 2015.

Mr. Stammel noted that they don't wish to change parking fees mid-season, so the goal is to get through approvals by the first part of May to start construction and have portions completed or well underway by the opening day of the season. If all goes well at the zoning hearing board, they anticipate being in front of the planning commission March 10, 2015 with the fully engineered plans.

Mr. Keylor provided that the applicant really needs to see how this fits into the Route 30 Streetscape Planning Process which is currently underway and whether or not the projects meets the proposal.

Mr. Siesholtz questioned how someone would drop off and pick up at the site. Mr. Stammel noted that all employees park in another location near the AT&T building. Mr. Miller described the bus parking facilities and their proximity to the entrance gate at the castle.

Mr. Siesholtz

Briefing Items:

a) 850 Greenfield Road – #2015-6 Land Development Plan

Mr. Joel Young of Rettew, Mr. Mark Stanley of McNees, Nurick, and Wallace, and Mr. Tom Smithgall of High Associates were all present to represent the plan. Mr. Young noted that there is proposed a 2,000 square foot building expansion as a vestibule of the existing 140,000 square foot building. There are proposed no improvements to any of the ingress/egress points of the property. There are currently 495 parking spaces on the property and there are proposed another 297 parking spaces. The stormwater management facilities on the site will have to now include an additional facility near the 140,000 square foot structure. The applicant is looking to move the project forward with a visit to the planning commission on March 10, 2015.

Mr. Bell of the public questioned if the intersection of Willow Road and Greenfield Road will meet warrants for a traffic light? Mr. Smithgall noted it will not given the projected student and administrative employees on the site. Mr. Bell also questioned how infiltration will done in the parking areas? Mr. Young described the proposed underground facilities in the parking area.

Other Business:

a) LUAB – Mr. Sinopoli indicated that the meeting had been canceled. Ms. Hitchens noted that Mr. McCuen, Mr. Hutchison, Mr. Blowers and herself attended an interview conducted by ELA Group, Inc. to determine the possibility of moving forward with an update of Growing Together, A Regional Comprehensive Plan for Central Lancaster County. The interview went very well and we hope to hear from ELA Group at the next LUAB meeting as to how the other interviews went as East Lampeter Township was the first group to be interviewed.

b) Official Map – Ms. Hitchens noted that that the official map was sent to all the respective adjoining municipalities, county, and school district for review and comment. The anticipated hearing will be sometime in April 2015.

Announcement:

- a. Conditional Use hearing for the Wortel's was held January 26, 2015 at 4pm with approvals from the Board of Supervisors for the extended hours on Fri and Sat nights to 11:30pm and to operate 200 days per year with events in the historic barn.
- b. Zoning Amendment hearing for apartments/multi-family was held January 19, 2015 at 7:30pm and was approved as written.
- c. Conditional Use hearing for Devon's Creek was continued at the request of the applicant without testimony until February 23, 2015 at 4:00pm

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on March 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