

Planning Commission Meeting Minutes  
February 24, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday February 24, 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, Mr. Ranck 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:

Ted Cromleigh

Benuel Smucker Jr.

Barry Simpson

Minutes:

The minutes of the January 27, 2014 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.

Old Business:

None

New Business:

a) 203/205 Greenfield Road #2014-01 at 203-205 Greenfield Road

Mr. Barry Simpson of Garden Spot Frame and Alignment represented the waiver of land development request, explaining that he will be occupying the rear building, 205 Greenfield, through a lease to purchase the property and wishes to lease 203 Greenfield Road to the Marine Repair facility that is currently down the street within the Industrial zoning district. Ms. Hitchens noted that there were a number of zoning hearing board decisions allowing various uses of 203 including a beauty salon, accounts receivable office for a medical practice, and a chimney sweep business. Mr. Ranck read through the staff review of 2-20-14. Mr. Keylor questioned if the access to the right of 203 Greenfield Road was existing, Mr. Simpson replied yes, approximately 2/3 of the access is on his lot.

On a motion of Mr. Stumpf and second by Mr. Ranck, the Planning Commission recommends conditional approval of the waiver of land development subject to the 2-20-14 Township staff review.

b) Benuel Smucker #201-02 at 2008B Horseshoe Road

Mr. Ted Cromleigh of Diehm & Sons, Inc. represented the request for the placement of an ECHO housing unit on the property. Mr. Cromleigh indicated that Mr. Smucker would and his wife, Barbara, would reside in a double wide modular to be placed on the property and his niece and her husband, Jessie and Susan Esh, would reside in the main house. Mr. Smucker noted that he would also be adding a horse barn for his transportation. Mr. Keylor read a 2-24-14 draft letter from David Miller Associates, Inc. Mr. Keylor questioned if there was an existing access easement and maintenance agreement for the 50 foot access to the property. Mr. Cromleigh indicated that they would research such and provide one for all affected properties should one not be found to exist. Mr. Cromleigh indicated that the applicant had no issues with any of the comments from David Miller Associates, Inc.

On a motion of Mr. Stumpf and a second by Mr. Siesholtz, the Planning Commission recommends conditional approval of the ECHO housing unit subject to the 2-24-14 David Miller Associates, Inc. review.

Briefing Items:

None

Other Business:

- a) May meeting of the PC will be held May 12, 2014 as advertised at the beginning of the year due to the primary election being held on May 20, 2014 and the need to set up the room the evening prior.
- b) LUAB –Mr. Sinopoli indicated that there was no meeting held

Adjournment:

On a motion by Mr. Siesholtz, a second by Mr. Stumpf, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday March 17, 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