

February 25, 2013

The regular meeting of the East Lampeter Township Planning Commission was held on Monday February 25, 2013 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. Stumpf and Mr. Ranck. Mr. McCuen was absent. Also present was Lee Young, Township Zoning Officer.

The following persons signed in as being present:

Ralph Hutchison	-	East Lampeter Township Manager
Steve Gergely	-	Harbor Eng. – Glenn Deamer
Crystal Dohner	-	Kaufhold / Dohner
Rob Kaufhold	-	Kaufhold / Dohner
Hugh Cadzow	-	ELA Group – Quality Centers
Glenn Deamer	-	144 No. Ronks Road
Landon Deamer	-	Glenn Deamer
Tara Hitchens	-	LCPC & new Zoning Officer

Minutes:

The minutes of the January 28, 2013 meeting were approved as distributed on a motion by Mr. Stumpf, a second by Mr. Ranck and a unanimous voice vote

Old Business: None

Special Announcement:

Mr. Hutchison introduced Tara Hitchens, currently of Lancaster County Planning Commission staff, as the new Zoning Officer. She will begin her new duties starting March 12, 2013.

New Business:

- a. Quality Centers – Preliminary / Final Land Development Plan – 2495 Lincoln Highway East - # 2012-18

Hugh Cadzow of ELA Group, Inc. was present to discuss the project. Mr. Cadzow explained the site is across Lincoln Highway from Rockvale Square and houses Addidas, Waffle House, as well as other stores. They are just east of the new Chick-Fil-A restaurant.

They are working on completing a façade make-over on the site.

They are proposing to fill in the existing walled stormwater management detention basin at the front of the site along Lincoln Highway to increase parking on the site. There are currently zoning issues related to their parking availability on the property. Additional parking spaces will resolve that issue that is the result of a Zoning decision in the 1990s.

They need 389 parking spaces to meet the current ordinance & they are proposing 391 spaces.

Originally they were proposing easements along with Chick-Fil-A but they have dropped that idea.

The David Miller Associates letter of February 13, 2013 was read.

Mr. Cadzow stated they had no issues with the comments & they can come into compliance with them. They are also requesting waivers of preliminary plan processing, plan scale size and sidewalks along PA 896. They contend that sidewalks along Willowdale Drive at Chick-Fil-A and the ability to walk along the streets through Willow Acres to Eastbrook Road mitigate the need for sidewalks along PA 896. There are utility poles & parking spaces that would need to be moved or removed in install sidewalks along PA 896.

There is an island 4 1/2 feet to 8 feet wide located between the cartway of PA 896 and the parking lot that contains the utility poles & fencing.

The sidewalks along US 30 are not shown on the plan. They will be added to the drawing.

Mr. Keylor stated they would not waive sidewalks along PA 896 but they would consider a deferral. Mr. Cadzow orally amended the application to request a deferral of sidewalks along PA 896.

He also stated they had no issues with storm water management comments.

The LCPC letter of September 12, 2012 was read.

There were no audience comments.

There is no sidewalk east of the Waffle House driveway entrance to Quality Centers. Mr. Siesholtz asked that pavement markings across the driveways indicating pedestrian pathways be placed on the plan.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the land development plan; the requested waivers of preliminary plan processing procedure & plan scale size; and the requested deferral of sidewalks along PA 896 subject to the David Miller Associates letter of February 12, 2013, the LCPC letter of September 10, 2012 and the installation of pedestrian cross-walk markings on the existing driveways.

The motion was seconded by Mr. Siesholtz & approved by unanimous voice vote.

- b. Glenn Deamer – Waiver of Land Development Plan Processing – 144 North Ronks Road - # 2013-0401

Steve Gergely of Harbor Engineering & Glenn Deamer were both present to discuss the project. Mr. Gergely explained that the project is located at 144 North Ronks Road & that they had been in last fall with a Sketch Plan of the proposal. Mr. Deamer had been approved for a 10 room boarding house in the main building by the Zoning Hearing Board in 1971. At that time there was also an apartment(s) in the former servant's quarters at the rear of the property.

A third building (a garage) was constructed in the 1985. Currently 4 apartments are located in each of the two out buildings & 10 units are located in the main house.

The Zoning Hearing Board has granted approval of the number of units and for a reduced

parking compound for the 14 apartments containing 21 parking spaces. To convert from the single family dwelling boarding rooms to apartments requires land development approval since the conversion was done without any type of approval.

They are asking for a waiver of land development plan processing but are doing a storm water management plan for the additional parking they are creating. By Zoning Hearing Board approval, they need to have 21 parking spaces on site with provision for 14 more should the Township determine that the 21 spaces are not sufficient.

There are stone areas between the trees in front of the main house that are used for parking. The storm water management plan was designed for all 35 spaces. They are hooked to public sewer. The existing 11 foot wide driveway from North Ronks Road is to be widened to 20 feet. One of the existing brick pillars at the entrance will be relocated to accommodate the driveway widening.

There are curb & sidewalk south of the existing driveway entrance, but it does not meet the design requirements or road width. There are no curb & sidewalk along the frontage north of the driveway. They are requesting a deferment of installation of curb & sidewalk & road widening.

There is no public bus service at the property. The closest bus stop is on Lincoln Highway south of the property.

Mr. Gergely explained they were not looking for plan approval, but for guidance and recommendation on the curb & sidewalk issue. They must make application to Penn DOT for a highway occupancy permit for the driveway widening. But if curb & sidewalk are required, the scope of the HOP application must be expanded.

The David Miller Associates letter of February 12, 2013 was read. DMA's recommendation was to deny the requested waiver of land development plan processing & the requested deferral of curb & sidewalk along North Ronks Road. They also recommended denying the waiver to install a 24" by 24" lawn drain in place of the required 24" by 48" inlet box because access for maintenance would not be possible with the smaller inlet box.

DMA did recommend approval of the requirement to provide curbing along parking compounds.

Mr. Gergely stated they can address the storm water comments but wanted guidance on the waiver requests.

There were no audience comments.

Mr. Gergely stated that the maintenance agreement would be recorded with the project & a storm water management plan could be recorded with that document as well for the Township wanted that.

Mr. Siesholtz stated that if the work for the waiver requests is completed, we would have a land development plan.

Mr. Deamer stated that the railroad installed the curb & sidewalk years ago, but no one walks

there now. There is sidewalk just south of the railroad tracks now.

Mr. Stumpf commented that it is best to keep pedestrians off the road. It is a dangerous road.

Mr. Deamer asked if others would be required to install curbs & sidewalks. He was told that would not happen unless there was to be a regional project or they did land development work also.

He explained they are running out of money, curb & sidewalk would break the budget for the needed repairs to the building.

Mr. Keylor explained that the Planning Commission understands that but their decision must be made on the ordinance, not financial need. They can give guidance at this point but no approvals of the requested waivers & deferment.

Mr. Stumpf felt that curb & sidewalk were necessary along North Ronks Road.

Mr. Siesholtz stated that if they file a land development plan, the review comments may change making any decision on the current waiver requests mute.

They agreed with no curb along the interior parking lot due to the existing mature trees.

Mr. Deamer said this has been this way since the 1920s. Most of the foot traffic is Amish.

Mr. Ranck stated that this is along a main road.

Mr. Gergely said they are not looking for a motion. They will re-file this as a land development plan.

There was no action, but they orally withdrew their waiver request.

c. Kaufhold / Deamer – Preliminary / Final Land Development Plan – 2195 B Old Philadelphia Pike - # 2013-06

Rob Kaufhold & Crystal Dohner were present to discuss the project. The project is located at the former Coleman's Ice Cream site at 2195 B Old Philadelphia Pike.

Ms. Dohner explained she is in the dairy processing business, specifically cheese processing. In fact, Coleman's had been a customer of hers at one time. The Coleman's building fits the needs of her business.

Mr Kaufhold explained they are here to discuss the curb & sidewalk issue. He explained that in 2011 Lancaster Archery had proposed a 15,000 square foot addition and they began the land development process. Things didn't work out and they found another location outside the Township. He stills owns the Coleman's building.

Penn DOT told them with the previous land development that they didn't want to see curb & sidewalk along Old Philadelphia Pike, but the Township wants curb & sidewalk installed. Mr. Kaufhold asked if that issue between Penn DOT & the Township had been resolved.

They need the proposed addition with a 14 foot high ceiling to accommodate a yogurt processing machine for Ms. Dohner's business. They discussed raising the roof of the existing building, but the roof on that building is new.

They would be using the same pad & foundation that the freezers are on now. The addition would only be 810 square feet. Mr. Young explained that the Building Code may require that a new foundation be poured.

The David Miller Associates letter of February 15, 2013 was read.

They are requesting waivers of preliminary plan processing, plan scale size & clear sight triangle for the existing freestanding sign.

Road improvement including curb & sidewalk are required as is a sewer module.

There were no audience comments.

Mr. Kaufhold stated that they can't install curbing due to the location of utility poles including electrical transformers & underground sewer facilities.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the land development plan and the requested waivers of preliminary plan processing procedure, plan scale size, clear sight triangle encroachment for the existing sign but denial the requested deferral of curb & sidewalks and road improvements along the frontage of PA 340 all subject to the David Miller Associates letter of February 15, 2013 and the LCPC review letter when it is written.

Mr. Siesholtz seconded the motion, which was passed by unanimous voice vote

Other Business:

a. LUAB

There was no LUAB meeting in February due to lack of applications.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. Seisholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be back on the third Monday of the month schedule and will be held on Monday March 18, 2013, at 7:30 P.M. at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Respectfully submitted,

Lee Young, Zoning Officer