

Planning Commission Meeting Minutes – DRAFT
February 29, 2016

The regular meeting of the East Lampeter Township Planning Commission was canceled due to weather on Monday February 9, 2016. The rescheduled East Lampeter Township Planning Commission meeting was held on Tuesday February 29, 2016 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. Rutt and Mr. Ranck. 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:

Melanie Burnette, Lefevre, Funk Architects

Andy Fletcher, Lancaster Lighting

Brian Spray, Rettew

Roger Fry, Fry Surveying

Minutes:

The minutes of the January 12, 2015 meeting were approved as written on a motion by Mr. Ranck and second by Mr. Rutt with all members present in favor.

Old Business:

a) Country Inn and Suites 2260 Lincoln Highway East - Mr. Keylor questioned if a time extension was requested and subsequently granted by the Board of Supervisors. Ms. Hitchens indicated that a time extension was submitted and accepted by the Board of Supervisors.

New Business:

a) Tanger Expansion #2016-01 311 S.K. Tanger Blvd Land Development Plan

Mr. Brian Spray of Rettew and Mr. Tom Perchenski of Tanger were present to represent the plan. Mr. Spray went through the LCPC review dates January 12, 2016 and the David Miller Associates review dated January 15, 2016.

Mr. Perchenski questioned if three sides of the garbage disposal area could be enclosed as the fourth will need to have access.

Mr. Spray indicated that Rettew and the applicant believed they could meet every comment except number 20 dealing with the connection to the Country Inn and Suites. Mr. Siesholtz noted that if there is any way to create an access to the Country Inn and Suites without having to remove anything significantly that would be the best outcome.

Mr. Spray went through the requested waivers of the subdivision and land development ordinance.

There were no comments from the public

Mr. Keylor questioned if there would be a fence at the top of the wall?

Mr. Perchenski noted that there would be fence or railing built into the wall.

Mr. Siesholtz questioned where PennDOT approvals stood.

Mr. Spray noted that the applicant and Rettew were still working through the scoping process.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended that the waiver of preliminary planning, right of way width of all arterial streets to be 100 feet, cartway width of 34 feet for local streets, sidewalk, and curbing with the condition that the trail be 12 feet wide or determined by the Board of Supervisors, that sidewalks be waived around the rear of buildings 12, 13, 14, and 15, and that the applicant work with the Board of Supervisors on the fee in lieu of park land. The Planning Commission recommended that the land development plan be conditionally approved based on the January 15, 2016 review letter of David Miller

Associates and the January 16, 2016 review letter of Lancaster County Planning Commission with the exception of comment number 20 in the David Miller Associates review. Finally, the Planning Commission also conditioned the applicant from moving forward to the Board of Supervisors until the scope had been approved through PennDOT.

Mr. Keylor asked for a show of hands from the Planning Commission as to those that were in favor of an access drive from the new access road to the Country Inn and Suites property. All hands of commissioners raised.

b) High Associates - #2016-02 355 Pitney Road – Land Development Plan

The applicant requested that the project be tabled for the evening and reviewed at another time in the near future.

On a motion by Mr. Keylor with a second by Mr. Rutt, with all voting in favor, the Planning Commission recommended that the plan be tabled until further notice from the applicant. However, if the applicant's time frame were to be exhausted per the requirements of the PA MPC, then the plan was deemed denied.

c) 58 Pitney Road #2016-03 Land Development Plan.

Mr. Roger Fry of Fry Surveying was present with Mr. Andrew Fletcher owner of Lancaster Lighting to represent the plan.

Mr. Fry reviewed the scope of the land development plan which includes a warehouse addition to the existing two-story frame structure on the property for the use of Lancaster Lighting. Mr. Fry indicated that the applicant is requesting waivers of preliminary plan and scale while also requesting deferral of curb and sidewalk.

It was questioned where employees will park. Mr. Fry noted that employee's park behind the fenced area and the public would park adjacent to the building in the front.

Mr. Fletcher noted that he has 10 full time and 1 part time employees that would come and go from the site daily during daytime working hours.

Mr. Fry indicated that the property would have evening security lighting but not be illuminated like a shopping center.

Mr. Fletcher stated that he would be willing to work with the conservation district in order to plant trees near the river or within a riparian zone.

Mr. Fry discussed the issues with the FEMA maps that are slated to be adopted April 5, 2016 and the fact that the addition would fall within the floodplain if the applicant were here in a few months. The applicant is fully aware of the risks.

Mr. Ranck noted that the addition of 1,200 square feet on 4 acres within the floodplain makes him nervous, but if a riparian buffer were provided it may be ok.

Mr. Siesholtz questioned if the access agreement could be updated to include all new owners and a trail, as shown on the Township Official Map, should it ever be warranted in the future as a connection to the Conestoga River Trail and could also serve as a critical connection for the Bridgeport Plan.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval the land development plans based on the David Miller Associates review letter dated February 1, 2016 and the Lancaster County Planning Commission review letter dated February 23, 2016. The Planning Commission also recommended that the waiver of preliminary plan and plan scale be approved while a deferral of sidewalks, curbing, and street improvements be approved as well. Finally, the Planning Commission recommended that the verbally requested waiver of sidewalks at the parking area be approved if the applicant requests such in writing

prior to the Board of Supervisors meeting. Township staff is to consult with the applicants legal counsel in regards to the new access agreement and trail.

Briefing Items:

a) Allan Fisher 2909 Lincoln Highway East #2016-04 Lot Add-on Plan
Ms. Hitchens reviewed the proposed Lot add-on plan with the Planning Commission.

Other Business:

a) LUAB – Mr. Sinopoli relayed that a new chair and vice chair were elected and that the board reviewed a Millersville Overlay District.

b) Work Plan for 2016 - Ms. Hitchens noted that in 2016 the Planning Commission would be reviewing the Subdivision and Land Development Ordinance as part of an update and questioned if there were any other items that should be considered for the work plan. None were provided at the meeting.

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on March 8, 2016 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