

Planning Commission Meeting Minutes – DRAFT
March 8, 2016

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday March 8, 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, Mr. McCuen, 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:
Jason Shaner, P.E., Impact Engineering

Minutes:

It was noted that due to the rescheduling of the February meeting, the minutes of this meeting and the February meeting would be acted on at the April meeting of the Planning Commission.

Old Business:

a) None.

New Business:

a) Allan Fisher #2016-04 2909 Lincoln Highway East Lot Add-on Plan

Mr. Jason Shaner of Impact Engineering was present to represent the plan.

Mr. Shaner noted that Mr. Fisher operates Backyard and Beyond, which was approved as a use in 1985.

A lease was approved between 2909 Lincoln Highway East and the property to the west which is currently owned by Mr. Fisher's brother, Ivan. Mr. Ivan Fisher would like to remove the lease. There will be no changes to the business, not adding any structures, no changes at all, except the legal ownership of the land that the structures occupy.

Mr. Shaner noted that the applicant requests to defer curb, sidewalk, and right of way improvements until a future date.

Mr. Keylor noted that it was commendable that Mr. Shaner worked with David Miller Associates to remove a number of the issues on the review letter.

Mr. Shaner indicated that all remaining items can be brought into compliance with the ordinance.

There were no questions or comments from the general public.

Mr. Keylor stated that a review letter from LCPC would be needed prior to moving forward to the Board of Supervisors, Mr. Shaner was comfortable with that.

Mr. Shaner indicated that an access easement could be drawn up should the lot add-on move forward favorably. The deferral agreement would then be recorded.

Mr. McCuen questioned if there were any businesses on the Ivan Fisher property and that he believed the curbs, sidewalks, and right of way improvement should be deferred at this time.

Mr. Shaner noted there are no businesses that he is aware of on the Ivan Fisher property and that most of the business that Mr. Allan Fisher does is through the internet, there is very little traffic to the site.

On a motion by Mr. McCuen and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the lot add-on plan based on the David Miller Associates review letter dated March 8, 2016 and a favorable review from the Lancaster County Planning Commission. The Planning Commission further recommended that there be a deferral agreement for curbs, sidewalk and road improvements for both properties along Lincoln Highway East and that there be clarification to the access easement on the property.

b) Floodplain Ordinance Amendment

There was no general public in attendance for this part of the meeting.

Mr. Keylor indicated that there were a number of areas that could use some clarifications such as:

Page 2 Section 1502.2.B

Page 4 Section B

Page 6 Section B.2

Page 8 non-residential structures

Page 13 Uniform Construction Code

Page 14 Section 1504.5

Page 14 Section 1504.6

On a motion by Mr. Rutt and second by Mr. Siesholtz, with all voting in favor, the Planning Commission recommended approval of the floodplain ordinance amendment with the consideration of clarifications to it with the adoption of the draft zoning ordinance.

Briefing Items:

a) Clark Associates 2205 Old Philadelphia Pike Land Development Plan

Ms. Hitchens reviewed the proposed land development plan consisting of stormwater management and an addition to the parking lot area with the Planning Commission.

Other Business:

a) LUAB – No meeting was held since the last meeting of the Planning Commission.

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Rutt, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on April 12, 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