

Planning Commission Meeting Minutes – DRAFT
March 10, 2015

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

Michael Saxinger, Saxinger Associates	Adam Gardner, Dutch Wonderland
Joel Young, Rettew	Rick Stammel, Dutch Wonderland
David Miller, Rettew	Tom Whittington, Dutch Wonderland
Eric Mountz, TPD	Justin Nye, Dutch Wonderland
Mark Stanley, McNees Nurick and Wallace	Tom Smithgall, High Associates
Pete Skiadas	Ken Hornbeck, High Associates
Peter Scudner	

Minutes:

The minutes of the February 10, 2015 meetings were approved as written on a motion of Mr. Ranck and a second by Mr. McCuen with all voting in favor.

Old Business:

None

New Business:

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

Tom Smithgall of High Associates and Joel Young of Rettew were present to represent the land development plan for the PA College of Health Sciences. Mr. Young went through a brief summary of the project with the use of existing buildings and the addition of a parking facility and stormwater management facilities.

Mr. Ranck read through the waiver requests in the March 9th David Miller Associates review letter. Mr. Young interjected that the applicant would request putting funding into an account to be used for improvements along Willow Road at a later date. Mr. Smithgall noted that he was unsure why this was an outright denial. Ms. Hitchens noted that staff did discuss the possibility of monies to be set aside for improvements along Willow Road as an option the applicant could take before the Board of Supervisors; however the waiver request did not include that particular option and thus the Township Engineer replied accordingly. Mr. Smithgall indicated that they would forward such a request to the Township Engineer.

Mr. Smithgall noted that the lab facilities will be for training and the only gases within the building will be oxygen, it is anticipated that there will be two (2) liters of hazardous waste annually.

Mr. Smithgall and Mr. Young agreed to meet all the zoning issues within the David Miller review letter of March 9, 2015.

Mr. Ranck read the SALDO issues in the March 9th David Miller Associates review letter and the March 2, 2015 LCPC review letter.

Mr. McCuen questioned if there were any conversations with RRTA in regards to rerouting a bus to the site. Mr. Smithgall did speak with David Kilmer of RRTA and noted that he would speak with the PA College of Health Sciences to see how ridership may be impacted. Mr. McCuen noted that a loop on the campus may work well as it does on the HACC campus.

Mr. McCuen questioned if sidewalk would be along Willow Road and if there was any chance it would

be along the bridge and then come down to the site. Mr. Smithgall noted that the slope in the area would prevent that and stairs would be required, in addition the guiderail would be in the way.

Mr. Smithgall and Mr. Stanley noted that they would include a modification response with a contribution for future improvements.

Mr. Siesholtz questioned what the right of way along Willow Road is. Mr. Young noted it ranges from 35 feet to 45 feet.

On a motion by Mr. Stumpf and a second by Mr. Siesholtz, with all voting in favor, the Planning Commission recommended conditional approval of the waivers/modifications numbered 1, 6, 7, 8, deferred improvements along Pitney Road per waiver/modifications numbered 2, 3, 4, 5 and deny along Willow Road but would recommend an acceptance of a contribution in lieu of for the future improvements if the applicant were to provide that alternative. The Planning Commission recommended conditional approval of the plans subject to the review of March 9th by David Miller Associates and the LCPC review of March 2, 2015, with the exception of number 1.

b) Dutch Wonderland - #2015-7 2249 Lincoln Highway East – Land Development Plan

Mr. David Miller of Rettew, Mr. Mark Stanley of McNees, Nurick and Wallace, and Mr. Rick Stammel of Wonderland Amusements were present to represent the plan.

Mr. Miller noted that a drop off area has been provided, per the suggestion of the Planning Commission during the sketch plan process.

Mr. Ranck read the review letter from David Miller Associates dated March 10, 2015 and the LCPC letter dated March 2, 2015.

Ms. Hitchens interjected that the Dutch Wonderland staff and consultants worked with the Township to provide improvements along the frontage of the property that correlate to the Route 30 Streetscape study and the Township is very appreciative of those efforts.

Mr. Keylor questioned if the applicant would comply with the zoning issues, saldo issues and the issues raised by LCPC. Mr. Miller noted yes.

On a motion by Mr. Stumpf and a second by Mr. Siesholtz, with all voting in favor, the Planning Commission recommended conditional approval of the waivers/modifications numbered 1 through 5 and the plan subject to the March 10, 2015 review letter from David Miller Associates and the March 2, 2015 review letter from LCPC noting that the applicant is following the comments of the LCPC.

c) Peter Skiadas and Harry Keares - #2015-10 – 2323 Lincoln Highway East – Waiver of Land Development

Mr. Mike Saxinger of Saxinger Associates and Mr. Peter Skiadas were present to represent the requested waiver of land development.

Mr. Saxinger noted that the applicant agrees to the conditions recommended by Township staff and informed the Planning Commission there would be a total of 22 seats in the new Subway.

Mr. Ranck read the staff review dated March 9, 2015.

Mr. Stumpf stated that every time he drives by the site there doesn't seem to be any parking available, especially on weekends. Mr. Skiadas replied that the problem is these restaurants are successful, so people are willing to wait one to one and a half hours plus there are a number of people that walk up to the site as well.

Ms. Hitchens noted that Mr. Skiadas was asked to provide waiting and restaurant seating to determine if parking on the site truly met the requirements and it has been shown to meet the ordinance.

Mr. Siesholtz asked if there would be any ADA parking spaces within close proximity to the proposed Subway. Mr. Saxinger responded that there would be two ADA spaces provided.

Mr. Skiadas stated that there would also be provided higher turnover parking spaces for use by both the Subway and the Slice of Brooklyn pizza restaurant.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission conditionally recommended approval of the waiver of land development subject to the March 9, 2015 Township staff review letter and that the “to go” parking designation be provided for the Subway and Slice of Brooklyn and that the ADA parking requirements be met.

d) Peter Scudner - #2015-11 – 2076 Stonecrest Drive – Waiver of Land Development

Mr. Peter Scudner was present to represent the waiver of land development. Mr. Scudner noted that the site is currently used as a single family dwelling with an ECHO unit for his father. However, the site has been improved as such far before he owned the property and would like to request that the ECHO unit, when no longer needed, be allowed to function as a second dwelling on the property.

Mr. Ranck read the Township staff review letter dated March 9, 2015.

Mr. McCuen questioned if another addition was proposed. Mr. Scudner noted that no, that was requested in 2007 and has been completed this was simply the most comprehensive drawing of the property to provide for the waiver of land development.

On a motion by Mr. McCuen and a second by Mr. Stumpf, with all voting in favor, the Planning Commission recommended conditional approval of the waiver of land development subject to the March 9, 2015 Township staff review letter.

Briefing Items: Ms. Hitchens introduced both plans to the planning commission

- a) Fairfield Inn and Suites – 2270 Lincoln Highway East – Land Development Plan
- b) Ronks Parochial School – 141A North Ronks Road – Land Development Plan

Other Business:

a) LUAB – Mr. Sinopoli reported that due to the snow storm the meeting was canceled. Mr. McCuen questioned if there was any feedback from the interviews that were conducted. Ms. Hitchens noted that there were two municipalities that declined to be interviewed and that at the April meeting it was hoped that an update would be provided.

b) Ms. Hitchens informed the Planning Commission that Mr. Hutchison has contacted PP&L to discuss street lights along Route 340. Mr. Ranck questioned who pays for the initial installation of street lights? Ms. Hitchens noted she would respond with an answer at the next meeting.

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 April 14, 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