

Planning Commission Meeting Minutes
March 17, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday March 17, 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. 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:

Mike Huxta, ELA

Chuck Haley, ELA

Scott Hain, DMA

Minutes:

The minutes of the February 24, 2014 meeting were approved with the correction of the next meeting date on a motion by Mr. Ranck and a second by Mr. Siesholtz and all voting in favor.

Old Business:

None

New Business:

a) Lapp's Toys – Request for signature of DEP Planning Module – On a motion of Mr. Ranck and a second of Mr. Siesholtz, the Planning Commission unanimously agreed to have staff sign the Department of Environmental Protection Sewer Planning Module.

b) Stormwater Management Ordinance – Mr. Scott Hain of David Miller Associates, Inc. provided an overview of the changes that were within the draft stormwater management ordinance compared to the existing stormwater management ordinance.

Mr. Siesholtz questioned if there should be a line included regarding the need for a zoning application to be filled out so that enough pertinent information is provided by applicants. Ms. Hitchens noted that zoning/building applications would be necessary for all projects and indicated that the language could be added without affecting the advertising and review process.

Mr. Hain noted that any substantial changes or changes that could be in conflict with the model ordinance would need to go through the advertising and adoption process again and that the overall deadline imposed by DEP of May 7, 2014 must be kept in mind.

c) Billboards Ordinance –

Mr. Keylor questioned if there was adoption of any of the previously proposed signage language, which included billboards from a few years ago. Ms. Hitchens indicated that proposed amendment was never adopted by the Board of Supervisors. Mr. Siesholtz inquired if any of the prior language should be considered. Ms. Hitchens noted that this information could be provided to the Planning Commission members for review if they wished. It was unanimous that this information should be provided to the Planning Commission and that a recommendation would be considered on this subject at the April 21, 2014 Planning Commission meeting.

Briefing Items:

a) CV School District #2014-03 at 2110 Horseshoe Road

Messrs. Mike Huxta and Chuck Haley of ELA Sports Group represented the stadium project and access

roadway request as a briefing item with no action requested on the plan. Mr. Huxta noted that the field would be changed to synthetic with stormwater management facilities below the turf. He also noted that the restrooms would be low flow at the stadium and would allow for the school to reduce the risks in opening the school building for restroom facilities. Mr. Haley indicated that the lights would be improved and that there would be less spill over and more efficiency.

Mr. Siesholtz questioned if the existing track will remain. Mr. Haley noted that the black base mat would be installed and a recoating would occur. Mr. Haley also noted that the geotechnical studies done on the field were due to the previous sink hole issues. It was found that there are no issues at this time. It was also stated that the pole barn for storage may not be constructed with the remainder of the project because of sink hole possibilities in that area of the property and concrete would need to be injected into the ground to get based to construction on.

Mr. Huxta indicated that the stadium would be used for five different sports throughout the year. There are a few modifications that would be asked for: preliminary, planning module, and a deferral of sidewalk along Horseshoe Road.

Mr. Siesholtz questioned if the access drive will be two-way all the time or if walking/biking would be considered on the access drive. It was noted that it could serve multiple uses but the primary use would be to alleviate bus traffic from having to use Horseshoe Road

Other Business:

a) LUAB –Mr. Sinopoli provided an in depth review of the proposals and action before the Land Use Advisor Board.

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 April 21, 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