

March 18, 2013

The regular meeting of the East Lampeter Township Planning Commission was held on Monday March 18, 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. McCuen and Mr. Ranck. Mr. Stumpf was absent. Also present was Tara A. Hitchens, Township Zoning Officer.

The following persons signed in as being present:

Gwen Newell	LCPC Representative
Deb Karcheski	GSM
Tom Matteson	Diehm & Sons representing Old Mill Lane, LLC
Mark Magrecki	PennTerra Engineering representing Golden Corral

Minutes:

The minutes of the February 25, 2013 meeting were approved with the correction that Mr. Siesholtz seconded the adjournment motion, not Mr. McCuen, on a motion by Mr. Ranck, a second by Mr. Siesholtz and a unanimous voice vote

Old Business: None

New Business:

- a. Old Mill Lane, LLC/Robert Neff/Millcreek Fence/David Beiler – Preliminary/Final Land Development Plan 360 Mount Sidney Road – SALDO #2010-29
Tom Matteson of Diehm & Sons, Inc. indicated to the Planning Commission members that the project was before them approximately 2 years prior and that at that time the Planning Commission recommended conditional approval to the Board of Supervisors. Mr. Matteson indicated that there were a number of changes that have occurred since the last time the plan was before the Planning Commission, those being the removal of the greenhouses and single-family dwelling, in addition the driveway was widened to 24 feet per meetings with PennDOT and the cistern was removed from the large building. Mr. Matteson went on to indicate that the only problem the applicant and he had with the Township Engineer's review letter of March 14, 2013 was the park and open space requirements. Mr. Matteson noted that there has always been a use on the site and that the proposal would not increase that use. Mr. Keylor informed Mr. Matteson that he understood the applicant's position but that he should be prepared to have a second option in mind when going before the Board of Supervisors. Mr. Siesholtz noted that having a written statement about the park and open space requirements for the Board of Supervisors may be a wise decision. There was a brief discussion about the temporary trailers which have been approved and can remain on the site until the construction is completed. Mr. Matteson indicated that he will provide revised deeds for both lots.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, the plan and waivers were recommended for approval conditioned upon the Township Engineer's review letter of March 14, 2013 and LCPC letter of September 14, 2010.

- b. Golden Corral – Preliminary/Final Land Development Plan – 2291 Lincoln Highway East – SALDO #2012-25

Mr. Marc Magrecki of PennTerra Engineers gave a brief synopsis of the proposed development of an 11,000 square foot Golden Corral Restaurant with 148 parking spaces on the 2.3 acres site of the Garden Spot Motel. Mr. Magrecki indicated that there were a few issues in the Township Engineer's review letter dated March 11, 2013. The first issue being that the applicant may need to proceed through the Zoning Hearing Board if the modification for the right-of-way is not granted by the Board of Supervisors. The second issue is the sidewalks and the fact that there is a 13 foot grade difference at the southeast corner of the property and a switchback of sidewalk to get through would be extensive. Mr. Siesholtz concurred with the applicant's argument for sidewalks to link the properties and noted that it would be very difficult to accommodate pedestrian access in the southeast corner of the site. Mr. Siesholtz noted that the applicant is showing sidewalk along the entire frontage of the site. Mr. Magrecki indicated that the applicant would need to discuss the park and open space requirements with the Township Manager more prior to going before the Board of Supervisors. Mr. Magrecki noted that the NPDES permit was not yet applied for but would be started soon. Ms. Newell noted that LCPC would like to see horse and buggy parking as well as the easement areas remain on the plan for rear access in the future. Mr. Keylor noted that the applicant should consider requiring deliveries off hours and signage stating such. There was extensive discussion regarding the 100 foot right-of-way and whether or not other properties were given such relief. The owners of the Garden Spot Motel noted that they see this site as an infill site given the size constraint and that they can't continue the use of the motel given the economy. Mr. Magrecki noted that Golden Corral Corporation will not give up any further parking spots as they have already reduced their requirements for this site. Mr. Siesholtz noted that the parking proposed is greater than what is required by the Township ordinance.

On a motion by Mr. Siesholtz and a second by Mr. McCuen, the plan and waivers noted below are recommended for approval conditioned upon the Township Engineer's review letter of March 11, 2013:

Preliminary Plan

Plan scale

Infiltration BMP's intended to receive runoff from developed areas shall be selected based on suitability of soils – allow 24 inches rather than 48 inches from the bottom of the facility.

The motion noted that the applicant should discuss the park and open space issues with the Board of Supervisors, the site has ADA access, but stairs should be considered to connect to adjacent properties and that horse and buggy parking areas should be considered on the site.

The motion also included that the applicant shall provided as much right-of-way as possible, somewhere between 78-100 feet, which would necessitate the applicant appearing before the zoning hearing board.

Mr. Keylor thanked the applicant's engineer for taking the time to work through the issues with the Township Engineer and staff.

Other Business:

a. LUAB

There was no LUAB meeting in March due to lack of applications. There will be a LUAB meeting on April 4, 2013 at 4pm at which the BP zoning district proposal and the proposed Township changes to the 1990 Zoning Ordinance will be discussed.

b. Upcoming Zoning Hearing Board Meeting

Ms. Hitchens indicated that Con Agra Foods will be heard on March 28, 2013 for an expansion of a nonconforming use in the R-2 zoning district to expand their loading dock by 450 square feet.

c. April and May Planning Commission Meetings

Mr. McCuen indicated that he may not be present at the April Planning Commission meeting.

Mr. Kaylor announced that the May Planning Commission meeting would be held one week earlier than normal as the building is a polling place and the room would be needed on the normal night.

Adjournment:

On a motion by Mr. McCuen, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned at 9pm. The next Planning Commission meeting will be back on the third Monday of the month schedule and will be held on Monday April 15, 2013, at 7:30 P.M. at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Respectfully submitted,

Tara A. Hitchens, AICP, Director of Planning/Zoning Officer