

Planning Commission Meeting Minutes – DRAFT
April 14, 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:

Roger Fry, Fry Surveying
Charles Suhr, Stevens & Lee
Jim Snyder, Snyder & Secary Associates

Caroline Hoffer, Barley Snyder
Justin Shelton, Central PA Equities 21, LLC
Chris Venarchick, RGS Associates

Minutes:

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

Old Business: None

New Business:

a) Fairfield Inn and Suites - #2015-6 2270 Lincoln Highway East – Land Development Plan

Mr. Chris Venarchick of RGS Associates and Justin Shelton of Central PA Equities 21, LLC were present to represent the plan.

Mr. Venarchick noted that the existing restaurant would be demolished and a new hotel building with 118 rooms would be constructed with associated parking, stormwater and other improvements to the site. There would continue to be a shared access with the Country Inn and Suites and the eastern most egress of the site would be limited to right in/right out only. The DEP sewer planning module has already been approved for the site as well as LCCD approvals.

Mr. Ranck read both the David Miller Associates review letter of April 14, 2015 and the LCPC letter of March 24, 2015.

Mr. Stumpf questioned if there was a review by the fire department. Mr. Venarchick noted that was completed during the special exception process before the zoning hearing board given that the special exception dealt with an increased height of the building.

Mr. McCuen questioned if the shared access is one with a traffic light. Mr. Venarchick responded that it is not.

Mr. McCuen inquired if signage will be provided on-site to direct patrons as to how to gain access to westbound Route 30. Mr. Venarchick noted that could be looked at.

Mr. Stumpf asked if the City of Lancaster has finished the east pump station. Mr. Venarchick noted that the letter is slightly confusing and the pump station is complete, thus there is capacity.

Mr. Keylor questioned if bus parking was provided on-site. Mr. Venarchick stated that if a bus were to come onto the property they would be directed to utilize the linear parking along the eastern portion of the site. Mr. Shelton noted that should a bus come on-site that typically takes approximately 20-30 rooms and thus there would be excess parking.

Mr. McCuen questioned if there would be any issue with providing a crosswalk, per the LCPC review.

Mr. Venarchick noted that in the latest submission one has been provided, it was simply not provided on the sketch up for tonight.

Mr. Keylor noted that the applicant addressed item number 2 of the LCPC

Mr. Siesholtz questioned if buses can make the turning radius of the site. Mr. Venarchick stated that a

fire truck template was utilized and if a fire truck could maneuver the site, then a bus should be able to as well.

Ms. Hitchens thanked the applicant and the consultant for working with the Township to provide a major portion of the Route 30 streetscape improvements that are within the draft document for the Route 30 Streetscape Plan, the Township hopes this site will serve as a showcase for that plan.

On a motion by Mr. Stumpf and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended conditional approval of the waivers/modification and land development plan based on the David Miller Associates review letter dated April 14, 2015 and noted that the applicant has addressed all of the LCPC comments in their review letter dated March 24, 2015.

Mr. Keylor noted to the applicant and the consultant that he greatly appreciated the work that was done on this site prior to it coming before the Planning Commission and the cooperation between the applicant, consultant, Township Engineer, and Township staff.

b) Ronks Parochial School - #2015-12 141 North Ronks Road – Land Development Plan

Mr. Roger Fry of Fry Surveying and Mr. Eli Beiler of the School Board were present to represent the plan.

Mr. Fry noted that there was a resubmission of the plan on April 9, 2015 and that he understands that may not have been sufficient time to turn around a review by David Miller Associates, however, in that submission there were requests for deferral of road frontage improvements along Ronks and Harvest Roads. Also requested was a modification of the requirements for clear sight triangle due to a house being within the clear sight triangle.

Mr. Fry informed the Planning Commission that LCPC did not have a quorum the prior evening and thus, there was still only a draft recommendation from them.

Mr. Keylor read the March 25, 2015 review letter from David Miller Associates and the draft LCPC review letter dated April 6, 2015.

Mr. Keylor questioned if water would be provided to the site. Mr. Fry noted that there would be a hand pump only for hand washing which would be run from the main farm.

Mr. Keylor questioned if compliance could be met with the stormwater management issues. Mr. Fry noted that they could.

Mr. Stumpf noted that the Ronks Fire Department should be informed and requested to have comments, rather than the Witmer Fire Department.

On a motion by Mr. Siesholtz and a second by Mr. Stumpf, with all voting in favor, the Planning Commission recommended conditional approval of the waivers/modifications requested subject to review by the Township Engineer. Further, the Planning Commission recommended conditional approval of the land development plan subject to the March 25, 2015 review letter of David Miller Associates and the draft review letter of LCPC dated April 6, 2015 noting that additional right of way has been provided on the revised plan, that Ronks Fire Department will be notified, and that a lighting plan is not applicable to this land development.

c) Host/Tanger Lot Add-on - #2015-14 – 2323 Lincoln Highway East – Waiver of Land Development

Mr. Charlie Suhr of Steven & Lee, Mr. Jim Snyder of Snyder & Secary Associates, and Ms. Caroline Hoffer of Barley Snyder were present to represent the plan.

Mr. Suhr noted that this is a 13 acre transfer of property from the Lancaster Host property to the Tanger property. All the land associated with the transfer is within the existing golf course.

Mr. Suhr reminded the Planning Commission that this exact plan was before them in August 2013 and was approved then with conditions. The plan is back before the Planning Commission at the recommendation of staff due to a timing issue that is not agreed upon between the Township and the

applicant.

Mr. Suhr indicated that the applicant would like to keep the waiver dates as they were already approved. He also noted that the Township Engineer is not quoting the ordinances specifically and that clear sight triangle distances are not required to be shown on the plan per the ordinance.

Mr. Keylor questioned if a time extension was requested for the prior plan. Mr. Suhr indicated that it was not.

Ms. Hoffer, who represented Tanger, provided that she was present to support the deferral of any roadway improvements until land development plans were received by the Township. She also noted that to start building curb, sidewalk, streetscape requirements is premature given that the streetscape plan has not been reviewed nor adopted.

Mr. Siesholtz noted that the applicant requested a waiver of the requirements of frontage improvements, thus the Township Engineer reviewed them as a waiver, not a deferral. Mr. Suhr responded that the proper way to request is to request a waiver and then the PC and BOS would approve, approve with conditions of deferral, or disapprove. Mr. Siesholtz pointed out that is not how the Township has typically operated and that if an applicant requests a waiver, that is what is reviewed, if a deferral is request, that is what is reviewed.

Ms. Hoffer indicated that from Tanger's perspective, all of these issues will rise again at land development stage. Further, if/when Tanger comes in for land development they too may ask for some of these waivers.

Mr. Suhr reiterated Ms. Hoffer's statement of when Tanger comes in for land development then look at the issues again and when the Host comes in for land development then look at the issues again.

Mr. Keylor pointedly indicated that is an option, but right now, both properties as a whole are before the Planning Commission.

Ms. Hitchens read the letter from the Township dated August 30, 2013 reflecting prior action of the Board of Supervisors.

Mr. Stumpf noted that he would like to see both properties following through on the Route 30 Streetscape improvements.

Mr. Siesholtz stated that when there is a Route 30 streetscape plan finalized and ordinance revisions are made then any land development would be required to follow those regulations.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission acknowledged that the plan before them was a new plan submitted to the Township and that the Route 30 Streetscape Plan shall be taken into consideration with any land development. The Planning Commission recommended conditional approval of the subdivision plan based on the David Miller Associates letter of April 14, 2015, subject to any comments from the Lancaster County Planning Commission, that all references to prior approvals be removed from the plan in regards to waivers, and that number 3 under the subdivision and land development comments is not applicable. Further, the Planning Commission recommended that the roadway improvements, sidewalk, curbing, and roadway widening along Rockvale Road, Millstream Road, and Route 30 be deferred until land development plans are submitted.

Briefing Items: None

Other Business:

a) LUAB – Mr. Sinopoli noted that the board did meet on April 2 and heard from Ms. Hitchens in regards to the East Lampeter Township Official Map and considered it an information item, not one to take action on. The second item discussed was the report from ELA Group regarding the interviews of the stakeholders.

Mr. Keylor noted that he didn't believe there was a need for another bureaucracy, but that a partnership and willingness are needed amongst neighboring municipalities.

It was questioned in general why LCPC hasn't taken over the LIMC and the monies provided by the municipalities to LIMC could be transferred to LCPC rather than spend money on a paid staff person for LIMC. Mr. Sinopoli noted that the point had been raised previously at a LUAB meeting.

b) Review of Goals, Strategies and Objectives of the Conestoga Valley Regional Comprehensive Plan. Mr. Keylor noted that additional information would be needed to move forward with this discussion.

c) Prioritization of Sidewalks. Ms. Hitchens noted that the Planning Commission has been tasked with prioritizing where sidewalks should be located or completed in the Township. Mr. Keylor passed out a handout regarding complete streets and the findings of the Brideport Walk Audit. Mr. Siesholtz questioned when maps would be available. Ms. Hitchens noted that she will inquire with Lancaster County GIS.

Announcements:

Mr. Keylor mentioned the two announcements on the agenda and noted that anyone interested in the PMPEI course should attend.

On a motion by Mr. Keylor and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended that any planning commission member wishing to attend the PMPEI course should be afforded the opportunity with the Township paying for the tuition fee.

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 May 12, 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