

Planning Commission Meeting Minutes
April 21, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday April 21, 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. McCuen 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:

Grant Smith, Rettew	Steven Esh	Tom Whittington, DW
Marvin Stoner, SEO	Jonas King	Elijah Bell, Jr.
Lorin & Toni Wortel	Eli Ebersole	Mark Stanley, HUB
Dave Mease, Diehm & Sons	Abner King	Cassie Kreider
Barry Fitzgerald, Jr.	Aaron King	Roger Fry, Fry Surveying
Brenda Fitzgerald	Elmer Beiler	

Minutes:

The minutes of the March 17, 2014 meeting were postponed for approval due to a technical difficulty.

Old Business:

Billboards Ordinance Amendment:

Mr. Keylor stated that note #4 did not seem to be at an appropriate location in the table and should be moved so that it is directly related to the billboards portion of the table.

Mr. Siesholtz questioned if this replaced the existing billboards regulations or if it was in addition to them. Ms. Hitchens stated that she spoke with the solicitor and this is meant to replace the existing requirements.

Mr. McCuen indicated that the brightness during the evening nighttime hours must be addressed. Mr. Keylor noted he believed this was accounted for in proposed 4.d.

On a motion by Mr. Keylor and a second by Mr. Siesholtz, with all in favor, the Planning Commission recommended that the proposed amendment be adopted with the following changes:

1. Note #4 be moved to be associated with the billboard standards in the table.
2. In 4. – remove “may be” and add “in addition to the requirements above...”

New Business:

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 noting that a six (6) foot wide pedestrian access from the High School to the Middle School has been added along the access drive.

Mr. Keylor read the April 21, 2014 letter from David Miller Associates. Mr. Huxta noted that there would be no issues with addressing the conditions/comments within the David Miller Associates review letter.

Mr. Keylor read the April 8, 2014 Lancaster County Planning Commission review letter.

Mr. Stumpf questioned if the walkway would be separate from the drive lanes or incorporated. Mr. Huxta noted that it is an addition of six (6) feet and that it will be striped.

Messrs. Huxta and Haley provided justification and reasoning for the deferral request for the roadway,

curb and sidewalk improvements as the following:

1. No major infrastructure is being installed at this time
2. The improvements provided along Mount Sidney Road were installed with the development of the entire site for the Middle School building.
3. When the High School expanded in 2005 the left turn lane was added as part of the traffic study

Mr. Siesholtz questioned if a deferral or waiver was being requested for the current project. Mr. Huxta noted that a deferral was being requested.

On a motion by Mr. Siesholtz and a second by Mr. McCuen, with all in favor, the Planning Commission recommended approval of waiver request for preliminary plan and plan scale, deferral of curbs, sidewalk and roadway improvements along Horseshoe road at the discretion of the Board of Supervisors or when a major transportation project occurs, and conditional approval of the land development plans conditioned on the April 21, 2014 David Miller Associates review letter and April 19, 2014 Lancaster County Planning Commission review letter.

b) Oscar's Pet Resort – 521 Willow Road #2014-05 Waiver of Land Development/Stormwater Management Plan

Mr. Mease of Diehm & Sons, Inc represented and described the project to be a removal of a silo to establish a covered outdoor area for the doggy day care facility on site. Ms. Hitchens went through the zoning hearing board history and the permit application history for the property. Mr. Siesholtz questioned if the gravel lane is used any longer? Ms. Kreider noted that the gravel lane was for construction purposes only but that it wasn't fully removed and is not utilized. Mr. Siesholtz noted that the site is still well below the allowable impervious surface allowance.

On a motion by Mr. Stumpf and a second by Mr. McCuen, with all in favor, the Planning Commission recommended conditional approval of the waiver of land development based on the Township staff review dated April 16, 2014 and the David Miller Associates review dated April 7, 2014.

c) Isaac Esh - address to be determined - #2014-08 Stormwater Management Plan

Mr. Fry of Fry Surveying represented and described the project as a proposed single-family dwelling with out buildings on approximately 10 acres.

Mr. Keylor questioned if there would be any issues addressing the comments of the Township Engineer, Mr. Fry responded no.

On a motion by Mr. Stumpf and a second by Mr. Siesholtz, with all in favor, the Planning Commission recommended conditional approval of the stormwater management plan based on the David Miller Associates letter dated April 7, 2014 and with a change of #5 in that letter to read Creek Hill Road, not Horseshoe Road.

d) Greenfield Estates Garages – 799 Patriot Drive #2014-09 Waiver of Land Development/Stormwater Management Plan

Mr. Johnson of RGS Associates, Inc. represented the plan and described it as an addition of four new garages which will be partially over existing impervious coverage. Mr. Johnson went through the simple stormwater management plan that will be implemented and has been reviewed by the Township Engineer.

Mr. Siesholtz read through the April 21, 2014 Township staff review and the April 11, 2014 David Miller Associates letter.

Mr. Stumpf questioned if the garages will be rented to those living on site and if the architectural style of the garages will match that of the existing buildings. Mr. Smithgall answered yes to both of these questions.

On a motion by Mr. Siesholtz and a second by Mr. McCuen, with all in favor, the Planning Commission recommended conditional approval of the waiver requests and stormwater management plan conditioned on the Township staff letter dated April 21, 2014 and the David Miller Associates letter dated April 11, 2014.

e) Dutch Wonderland Mini Golf Removal – 2249 Lincoln Highway East #2014-11 Waiver of Land Development/Waiver of Stormwater Management Plan

Mr. Smith of Rettew Associates represented and described the plan for the demise of the mini golf facility located at Dutch Wonderland. This area would be replaced with parking spaces, which previously occupied the site prior to the mini golf.

Mr. Keylor read the Township staff review dated April 16, 2014 and the David Miller Associates letter dated April 10, 2014.

Mr. Siesholtz questioned if the area would be paved. Mr. Smith noted that it would be.

On a motion by Mr. Stumpf and a second by Mr. McCuen, with all in favor, the Planning Commission recommended conditional approval of the waiver requests conditioned upon the April 16, 2014 Township staff review and the April 10, 2014 David Miller Associates review.

f) F3 Holdings – 1836 Lincoln Highway East #2014-12 Waiver of Land Development/Waiver of Stormwater Management

Mr. Stanley of Hartman Underhill and Brubaker represented and described the plan and issues of the site, the former Lafayette Fire Company. Mr. Stanley noted that the PennDOT Highway Occupancy Permit has been approved and that the applicant is before the Planning Commission because of a note on the recorded Lafayette Fire Company plan which required a land development plan be submitted to the Township prior to occupancy.

Mr. McCuen read the April 16, 2014 Township staff review and the April 21, 2014 David Miller Associates review.

Mr. Stanley noted that public garages are an allowable use and wanted that noted on the Township staff review because that is consistent with the testimony brought before the Zoning Hearing Board.

Mr. Siesholtz questioned if the removal and installation of impervious surfaces on the site were part of the HOP permit. Mr. Stanley indicated in the affirmative.

On a motion by Mr. McCuen and a second by Mr. Siesholtz, with all in favor, the Planning Commission recommended conditional approval based on the April 16, 2014 Township staff review, with the change that public garages are allowable, and the April 21, 2014 David Miller Associates review.

g) Oak Grove School District Privy Request – 338 Willow Road

Mr. Fry represented the privy request and noted that the school board discussed the proposed Florry Road site and why that site is no longer viable for the school board to locate the school, as was previously approved by the Planning Commission and Board of Supervisors.

Mr. Fry indicated that Mr. Stoner, SEO for the Township, remains supportive of a privy for the school building because no water is used with a privy.

Mr. Keylor noted that the Board of Supervisors had previously indicated that they did not want to

provide a privy ordinance for the Township given so few requests.

Mr. Steven Esh noted that the school board did not have a consensus on the location among the community so now they are looking at this site as a possibility. A hand pump would be installed for potable water on the site.

Mr. Siesholtz noted that no matter which site was used, either would have a better sewer disposal system than the current school.

Mr. Esh noted that a precast holding tank could be used rather than block if necessary and that an agreement with a sewage hauler will be signed to clean out as necessary.

On a motion by Mr. Stumpf and a second by Mr. McCuen, with all in favor, the Planning Commission recommend approval of the privy request at the 338 Willow Road location for a parochial school with the school district to work with the Township on any possible distance issues from the existing sewer line along Willow Road.

h) Silverstone Inn Conditional Use Request – 62 Bowman Road Conditional Use Application of Lorin and Antoni Wortel for an expansion of the events on the historic property.

Mrs. Wortel noted that they are requesting an increase in the number of events allowed on the site and to increase the total number of people per large event on the site. Mrs. Wortel noted that the historic barn would be renovated to accommodate larger events while keeping with the historic character of the property.

Mrs. Wortel indicated that they typical events take over the bed and breakfast as well as other parts of the premises thus they would most likely not have “other” guests at the bed and breakfast while large events were occurring on the property.

Mr. Keylor noted that the request was going from the approved 22 events per year to over 1,000 events per year and that the increase in scale is significant.

Mrs. Wortel stated that the cost of the renovations to the barn would be recouped through the allowance of utilizing the property for more and larger events throughout the year. She also noted that she receives calls every day to have weddings on the property and at present she can host only two per year.

Mr. Siesholtz states that there may be traffic issues with events as large as those proposed. This is especially true if the church is ever developed on the neighboring property.

Mrs. Wortel felt that the increase in events and people is a far less intensive use of the site than the landscaping business that was present within and around the barn.

Mr. Siesholtz would like to see the property retain its historic character while also balancing the number of cars that would need to be parked for events as large as being proposed. Although, he understands completely that the renovations will be costly and those funds need to be recouped through the use of the property.

Mr. Keylor questioned if in the future the Township or you found that more parking or less people were necessary, would the applicant be willing to provide more parking or allow less people. Mrs. Wortel replied in the affirmative that they would install more parking if requested to do so.

Mr. Keylor noted that it would benefit the applicant as much as the Township to provide additional on-site parking in the future at the discretion of the Board of Supervisors.

Mr. Siesholtz noted that there is a fine line between allowing more parking or allowing less total persons to reduce the impact on the historic property. Maybe if the day comes, maybe the discretion of the Township Board of Supervisors would be to reduce the number of persons on the site. May need traffic control or parking attendants to make this work with the numbers of persons that are being proposed.

Mrs. Wortel indicated that they plan to line the parking area to reduce parking in undesignated areas. Mr. McCuen stated that he would prefer to see the grass pavers in the parking area rather than any further macadam on the property

Mr. Siesholtz concurred with the request to increase the use of the property but noted that it must be done in a sympathetic way to the historic character of the site. Mr. Siesholtz also noted that the comparison with a restaurant parking standard is that customers come and go and that's not the case with these types of events.

On a motion by Mr. Siesholtz and a second by Mr. Stumpf, with all in favor, the Planning Commission recommended conditional approval of the conditional use with the condition being that the applicant be willing to increase the number of parking spaces or reduce the number of persons at the discretion of the Board of Supervisors.

Briefing Items:

None

Other Business:

a) LUAB –Mr. Sinopoli indicated that there was no meeting held.

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 May 12, 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