

Planning Commission Meeting Minutes
May 10, 2016

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday May 10, 2016 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. Rutt, Mr. McCuen, and Mr. Ranck. 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:

Ken Hornbeck, High Associates
David Bitner, RGS Associates

Jeff Aberman, Dynamic Engineering

Minutes:

The minutes of the April 12, 2016 meeting were approved as written on a motion of Mr. Ranck and a second by Mr. Siesholtz with all voting in favor.

Old Business:

a) None.

New Business:

a) TRU by Hilton Lancaster at 2310 Lincoln Highway #2016-010 Land Development Plan

Mr. David Bitner of RGS Associates was present to represent the plan.

Mr. Bitner went through the David Miller Associates review letter dated May 9, 2016 and indicated that the Lancaster County Planning Commission would be completing a memorandum of understanding review which permitted them 15 days to review the plan once the comments were received from the Township Engineer. Mr. Bitner reminded the Planning Commission that this is a revised land development plan with minor changes in nature from the recorded plan. Mr. Bitner also noted that RGS is working through the DEP planning module issues with the Township Engineer and that the NPDES permit would go through a major modification but was still active.

Mr. McCuen questioned if the special exception given for the height was granted. Ms. Hitchens noted that it was and that there were a number of buildings along Route 30 that had been granted the same in the past.

Mr. Keylor questioned the grade issues with the Host site in the future. Mr. Bitner indicated that there would need to be some regrading on the Host site in order for the connection to work.

Mr. Bitner verbally requested a waiver of sidewalk around parking areas. Mr. Keylor noted that any verbally requested waivers need to be submitted in writing prior to the Board of Supervisors meeting.

Mr. Keylor questioned where the bike/ped trail was in connection with the Route 30 Streetscape Plan.

Mr. McCuen noted that the streetscape plan should be followed as much as possible along the frontage.

Mr. Siesholtz stated that after reviewing the video and ideas of TRU by Hilton and it's intent for a younger generation, it seemed as though the ped/bike trail would be something this brand would look for. Mr. Bitner stated that he would discuss this with the applicant further.

Mr. Siesholtz questioned if when the trigger for the access improvements are needed, then maybe that's the time that the ped/bike trail should be installed.

Mr. McCuen stated that a second sidewalk could be constructed instead of a whole new pathway. There was no public comment.

On a motion by Mr. Siesholtz and second by Mr. McCuen, with all voting in favor, the Planning Commission recommended conditional approval of the land development plan contingent upon the David Miller Associates review letter dated May 9, 2016, a favorable review from Lancaster County Planning Commission, subject to triggers for access improvements as noted in the PennDOT HOP, and

requiring that the applicant work with Township Staff in regards to the ped/bike trail per the Route 30 Streetscape plan.

b) Wawa 2132 Lincoln Highway East #2016-11 Waiver of Land Development/Stormwater Management Plan

Mr. Jeff Aberman of Dynamic Engineering was present to represent the plan. Mr. Aberman noted that Wawa is proposing a trash enclosure behind the existing store to replace the plethora of totes lined up outside of the store. Trash collection on the site is a daily occurrence. The improvements will reduce pickups to 2-3 times per week.

Mr. Aberman noted that he would discuss the stormwater management issues with the Township Engineer prior to the Board of Supervisors meeting.

Mr. Keylor commended Wawa for making their operations more efficient and for dressing up the rear of the property.

There was no public comment.

On a motion by Mr. McCuen and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the waiver of land development with the applicant completing the stormwater management plan requirements per the review letter from David Miller Associates dated May 10, 2016.

c) Draft Zoning Ordinance

Mr. Keylor stated that there were significant changes from the 1990 ordinance.

Mr. Hornbeck of High Associates commended the Township and staff for all their efforts. Mr. Hornbeck noted that High Associates would like to see the draft zoning ordinance adopted this coming Monday.

Mr. Hornbeck mentioned that High Associates has reviewed the draft zoning ordinance and has found a few issues that they will bring up with a technical amendment in the near future. One of those issues is parking.

Mr. Keylor thanked High Associates for their continued efforts in working with the Township on the zoning ordinance revisions.

No other comments from the general public.

Mr. Siesholtz questioned the LCPC review information provided regarding the Gilbert legal case and signage. Ms. Hitchens noted that the issue was discussed with the Township solicitor. Mr. Siesholtz also wished to be ensured that the document included a severability clause and that any technical amendments would include such as well and that knowing there would be a technical amendment to follow would not negate the severability clause.

Mr. Rutt stated that the document is light years ahead of where it was when he started with it 10 years or more ago. Mr. Rutt noted that the zoning ordinance is needed to protect people from other people and their actions on their property. Mr. Rutt also wanted to be clear that a zoning ordinance should be a fluid process, but this has to get adopted.

Mr. Ranck stated that the time has come to adopt the ordinance and that technical amendments should be considered in the future.

Mr. McCuen that a lot of people put a lot of work into this document and would have trouble questioning the reasoning for some items at this point but understood that technical amendments should be considered on an individual basis.

Mr. Siesholtz questioned if the Route 30 Streetscape, Comprehensive Plans and such were taken into account in writing the document. Ms. Hitchens noted that the draft zoning ordinance implements sections of the Conestoga Valley Regional Comprehensive plan by developing guidelines for the village of bird-in-hand. It also takes into account the types of uses that were thought of within the Route 30 Streetscape plan, more implementation of that plan would follow with an update to the Subdivision and Land Development Ordinance, and further the Board of Supervisors adopted an official map that helps to implement the Route 30 Streetscape Plan.

Mr. Keylor questioned if the Board of Supervisors would consider whether or not the Planning Commission should provide proposed changes and weigh in on them each year with the annual report. Ms. Hitchens noted that any proposed amendment to the zoning ordinance must follow the regulations of the PA Municipalities Planning code and could not be held off until the annual report.

On a motion by Mr. McCuen and second by Mr. Rutt, with all voting in favor, the Planning Commission recommended adoption of the March 21, 2016 draft ordinance with the noted non-substantive changes with the understanding that a technical amendment would follow in the near future.

Briefing Items:

a) 1602 Lincoln Highway East Retail Store Land Development Plan

Ms. Hitchens reviewed the land development plan with the Planning Commission

b) 2601 Lincoln Highway East Conditional Use Application

Ms. Hitchens distributed copies of the conditional use application that was received earlier that day for the property which wishes to utilize the Historic Overlay District for a 72 unit country inn.

Other Business:

a) LUAB – Mr. Sinopoli distributed information from the May LUAB meeting at which the draft East Lampeter Township Zoning Ordinance and an amendment to the Manor Township Zoning Ordinance were heard and found to be generally consistent with Growing Together.

Announcements:

a) The draft zoning ordinance hearing is scheduled for May 16, 2016 at 7:30pm

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Rutt, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on June 14, 2016 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