

Planning Commission Meeting Minutes – DRAFT
May 12, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday May 12, 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:

Caroline Hoffer, Barley Snyder
Charles Worsham, Tanger

Brian Spray, Rettew Associates

Minutes:

The minutes of the April 14, 2015 meetings were approved as written on a motion of Mr. Ranck and a second by Mr. McCuen with all voting in favor.

Old Business: None

New Business:

a) Andrew and Martha Beiler - #2015-9 380 Beechdale Road – Subdivision Plan

There was no persons present to represent this plan.

On a motion by Mr. Keylor and a second by Mr. Siesholtz, with Mr. McCuen, Mr. Ranck, Mr. Stump, and Mr. Siesholtz voting in favor and Mr. Keylor abstaining, the Planning Commission recommended denial of the plan if there is insufficient time for the plan to be presented at the June planning commission meeting and/or no time extension is requested by the applicant.

b) Tanger Outlet Sketch Plan - #2015-15 311 S.K. Tanger Blvd – Sketch Plan

Mr. Charles Worsham of Tanger, Ms. Caroline Hoffer of Barley Snyder, and Mr. Brian Spray of Rettew Associates were present to represent the plan.

Ms. Hoffer and Mr. Spray led the discussion indicating that a total of 119,000 square feet of retail space would be constructed with the removal of two existing building and construction of 4 new buildings.

Build out would be expected in the Spring of 2017. Ms. Hoffer noted that both a conditional use process and a variance process would be necessary to move the project forward. It was noted that the Ramada Inn access would line up directly with the light at Dutch Wonderland.

Mr. Siesholtz questioned if the bike access could be brought out to Millstream Road rather than going down through S.K. Tanger Blvd. Mr. Worsham noted that they would look at the possibility.

Mr. Keylor noted that he believed moving the bike access off Route 30 in this particular area seemed to be a safer notion. Ms. Hoffner noted that they would look into whether or not a bike/trail lane could be accommodated along Millstream Road, although widening Millstream Road would be extremely costly with the amount of utility poles along this particular stretch of Millstream Road.

Mr. Siesholtz questioned if bus parking would remain at the existing location. Mr. Worsham indicated that it would as their customer service location is linked to that particular location.

Mr. Keylor questioned if RRTA would be consulted with a direct route through the complex? Mr. Worsham noted that they would have that conversation with RRTA, but that it was up to them if they went through the complex.

Mr. Worsham noted that the average stay at Tanger Outlets is 2.5 hours.

Mr. McCuen offered that he wouldn't want to see an increase in the number of vehicles going past the

entrance to Tanger along Millstream Road.

Mr. Keylor thanked the representatives for the sketch plan and for incorporating portions of the Route 30 streetscape plan into the proposal.

Briefing Items: None

Other Business:

- a) LUAB – Mr. Sinopoli noted that the board met to discuss the text amendment for East Hempfield Township to allow automobile sales, leasing and servicing of a smaller size and nature. This was noted as consistent with the comprehensive plan. Mr. Sinopoli also stated that the board as a whole was unaware if ELA had reported as of yet to LIMC.
- b) The annual report of the planning commission was signed by the chairman.
- c) Review of Goals, Strategies and Objectives of the Conestoga Valley Regional Comprehensive Plan. Mr. Keylor asked that Ms. Hitchens lead the discussion. The goals, objectives, strategies and land use action plan were discussed at length as to what has been accomplished, what remains to be accomplished, and what has completely fallen off the radar as a potential project. The Commission was asked to review the remaining action plans and implementation strategy for the next meeting.

Announcements:

Ms. Hitchens noted that the official map was adopted by the Board of Supervisors on April 20, 2015, that the Route 30 streetscape plan was adopted on May 11, 2015, that there remained one session for the PMPEI Course in Community Planning to occur the following night, and that the Township would be submitting two notice of intents for the smart growth transportation and transportation alternatives programs at the County. The first notice of intent was for the re-striping of Route 30 per the Route 30 streetscape plan and the second was for Rockvale Road improvements from Route 896 to Bowman Road which included stormwater, a bike lane, sidewalks, walking trail, curbing, and other general roadway improvements.

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 June 9, 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