

Planning Commission Meeting Minutes – DRAFT  
June 9, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday June 9, 2015 at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602. Vice Chairman Siesholtz called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Ranck and Mr. McCuen. 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:

Tom Smithgall, High Associates  
Mark Johnson, RGS Associates

Gwen Newell, LCPC  
Elijah Bell, resident

Minutes:

The minutes of the May 12, 2015 meetings were approved with a change to the day of the week in which the planning commission met 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. Siesholtz and a second by Mr. McCuen with all voting in favor, the Planning Commission recommended denial of the plan if there is insufficient time for the plan to be presented at the July planning commission meeting and/or no time extension is requested by the applicant.

b) Bentley Ridge North - #2015-18 2194 Old Philadelphia Pike – Land Development Plan  
Mr. Tom Smithgall of High Associates and Mr. Mark Johnson of RGS Associates were present to represent the plan.

Mr. Johnson noted that the plan is virtually the same as the sketch plan that was reviewed previously by the Planning Commission. There are planned 42 dwelling units with one 18 unit apartment building, one 20 unit apartment building, and 4 townhouses, while two sets of garages will also be constructed. Mr. Johnson noted that there was discussion with the Fire Chiefs of the area and they feel the site can be served and accessed. Mr. Johnson also noted that RGS Associates has been in contact with David Miller Associates to work through the comment letter and RGS Associates doesn't feel that there are any issues that can't be resolved. Mr. Johnson went through the waivers and modifications that were requested.

Mr. Ranck read through the waivers/modifications and subdivision and land development sections of the David Miller Associates review letter dated June 4, 2015.

Mr. Smithgall questioned if the Planning Commission would agree that a time frame should be included with the surety for the improvements along Route 340. In general the Planning Commission noted that they agree there should be a time frame, but that was a decision of the Board of Supervisors.

Mr. Smithgall announced that the East Pump Station for the City Water Authority has been completed and is functioning.

Mr. Smithgall noted that RGS Associates and High Associates will provide a fee in lieu of parkland.

Mr. Bell, a Bentley Ridge resident, had the following questions:

if the roadway improvements included a cartway of 24 feet. Mr. Johnson responded yes.

If there would be any lighting at the entrance at Buckwalter Road. Mr. Johnson noted that there

would be but that the lighting plan was not fully established to date.

If a connection to sidewalk on other properties along Route 340 would be connected to should those properties develop sidewalks. Mr. Johnson noted that it would be and the deferral notes that. Mr. Sinopoli questioned if discussions with RRTA have resulted in a move or removal of the bus stop at Buckwalter road. Mr. Smithgall indicated that he did have a discussion with RRTA, but would follow up on it again.

Mr. Siesholtz noted that Lancaster County Planning Commission is scheduled to review the land development plan on June 22, 2015 and that the Board of Supervisors would not act without that review.

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 land development plan based on the June 4, 2015 review letter from David Miller Associates and that the Board of Supervisors not act until a review letter is received from the Lancaster County Planning Commission. The Planning Commission recommended approval of the waiver of preliminary plan; modifications of plan scale, clear sight triangle, and sidewalk construction specifications along the frontage of Route 340; and deferrals of roadway improvements, sidewalks, and curbs along Route 340 with the posting of surety for a time period to be determined by the Board of Supervisors.

#### Briefing Items:

a) Stoltzfus Woodworking - #2015-19 324 Willow Road – Land Development Plan

Ms. Hitchens informed the Planning Commission of the proposal that would be further discussed at the July meeting.

#### Other Business:

a) LUAB – Mr. Sinopoli noted that the board did not have a meeting in the month of June.

b) Review of Action Plans of the Conestoga Valley Regional Comprehensive Plan. Mr. Siesholtz asked that Ms. Hitchens lead the discussion. The transportation, economic development, community services action plans and the implementation schedule. Ms. Hitchens noted that the recommendations would be compiled and reviewed by the Planning Commission prior to moving them forward to the Board of Supervisors.

c) Sidewalk Discussion – Ms. Newell inquired if the Township would be open to an intern or volunteer going through the land development files and board minutes to determine deferrals throughout the Township. The Planning Commission noted that they were looking to prioritize areas and then take the steps to have the deferrals found for those priority areas. The Planning Commission members highlighted areas on the map provided by Lancaster County GIS as to where sidewalks should be considered to be installed in the future. Mr. McCuen noted that sometime the Township overdoes sidewalks and they should only be where they will truly be used and only on one side of the street in some cases. The Planning Commission members present commented that the Bridgeport area is of greatest importance, but with the study coming up in the near future, that area should wait until the study is complete to know where, what, and how the pedestrian system should work. Beyond the Bridgeport area the priorities should be: UGA Deferrals, UGA areas, VGA Deferrals, VGA areas, mixed use areas, and connections to schools. Those present then determined that they would like the two absent members of the Planning Commission to weigh in on the discussion as well.

#### Announcements:

Ms. Hitchens noted that the Township staff presented the recommendations of the Route 30 streetscape plan to the Transportation Technical Advisory Committee and will be doing the same to the Metropolitan Planning Organization in June.

Adjournment:

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