

Planning Commission Meeting Minutes
June 14, 2016

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday June 14, 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. 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:

Steve Gergely, Harbor Engineering	Louis Rappaport, 1602 LHE
Mark Magrecki, PennTerra Engineering	Birju Surti, Friends Group
Jason Smith, Highview Church of God	James Welch, MWN
Scott Smith, Highview Church of God	John Snyder, RGS
Ron Lucas, 1602 LHE	Pijush Sheh, Friends Group
Ken Cohen, 1602 LHE	Raj Patel, Friends Group

Minutes:

The minutes of the May 10, 2016 meeting were approved as written on a motion of Mr. McCuen and a second by Mr. Ranck with all voting in favor.

Old Business:

a) None.

New Business:

a) 1602 Lincoln Highway East Retail Store #2016-12 Land Development Plan

Mr. Mark Magrecki of PennTerra Engineering was present to represent the plan.

Mr. Magrecki provided a brief overview of the project location at the intersection of Lampeter Road and Route 462. In addition, a brief overview of the improvements proposed: a 4,200 square foot retail store with access to the adjoining property with the Turkey Hill. Mr. Magrecki indicated that they believe they can address all of the comments from the Township Engineer and that the applicant has worked with the Township on the road improvements which include sidewalk and curbing. Mr. Magrecki indicated that the applicant will seek a waiver from the park and open space requirements from the Board of Supervisors. Mr. Magrecki noted that the lot is split between East Lampeter and West Lampeter Townships.

Mr. Keylor stated that it didn't seem to make sense to require park and open space on the site but that it was an issue the applicant would need to bring up to the Board of Supervisors.

Mr. Keylor read the Lancaster County Planning Commission review which was noted as draft but was affirmed by the LCPC at their meeting the prior evening.

Mr. McCuen questioned if the tree area was part of the property and if anything was being done with this area. It was noted that this area was not being altered. Mr. McCuen stated that maybe the wooded area behind the adjacent residential would be an ideal area for a small park but then stated that would be in West Lampeter Township. Mr. Magrecki noted that the area has mature trees and steep slopes.

Mr. Keylor questioned if a stop sign was considered on the Turkey Hill property for those entering from this property.

Mr. Ranck questioned if the sidewalk would all be constructed at road level. Mr. Magrecki indicated that the site plan showed such, but that once the Bridgeport Transportation and Land Use Study was completed, that may change and noted that a developer's agreement would be utilized with the Townships.

went through the David Miller Associates review letter dated May 9, 2016 and indicated that he 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 a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the land development plan subject to the David Miller Associates review letter of 6/10/16, the Lancaster County Planning Commission letter dated 6/6/16 which was a draft letter but was noted through email from Sharyn Young that it was approved by the LCPC the evening prior. In addition the waivers and modifications noted in the 6/10/16 David Miller Associates letter are granted. It was stated that item #7 in the DMA letter had a typo of Bainbridge rather than Bridgeport and that item #12 would need to be discussed with Township staff. Finally, the Planning Commission recommended an addition of a stop sign next to Turkey Hill as patrons from this site access the Turkey Hill site.

b) 2601 Lincoln Highway East #2016-13 Conditional Use

Mr. James Welch of McNees Wallace Nurick and John Snyder of RGS Associates were present to represent the plan, in addition to the property owners.

Mr. Welch stated that the application was to permit the development of the site as a country inn in order to facilitate the preservation of the two historic structures, the farm house and the barn. Mr. Welch relayed the historic of the site coming before the Planning Commission and Board of Supervisors more recently for a rezoning request which was denied in December 2015. Mr. Welch continued to inform the Planning Commission that the hearing date was set for June 20, 2016.

Mr. Welch noted that there are two historic structures on the site to remain, the house and the barn, all other structures on the property would be removed. Two guest rooms would be available within the house as well as the office and the barn would be used for an events center.

The property is a total of 4.7 acres and the proposal would provide for 49.7% impervious coverage and parking requirements are just met.

It was noted that the frontage would consist of bioretention areas and infiltration within the parking areas while meeting all setback requirements.

The country inn would resemble a historical house in the center from Route 30. The Country inn looks three stories peaked roof and cupolas. It was stated that the Historic Preservation Trust worked with the applicant to design the country inn through Ms. Shirley O'Leary.

Mr. Ranck questioned if the use of the barn would require any further parking, it was noted that the parking for that use was taken into account on the property and that parking is shared in nature.

Mr. Siesholtz questions if certain individuals have indicated the site or the structures as historic and whether or not an application has been made to the Department of Interior. It was noted that the applicant reached out to the PHMC, but Board members of the Lancaster Historic Preservation Trust will be giving testimony at the hearing.

Mr. Siesholtz stated that there are areas within the Mill Creek Historic District that were specifically left out or drawn around because of the commercial activity on Route 30 in the general vicinity and the character and use of the area. Mr. Welch stated that the site has existing historic structures and that they will be preserved.

Mr. Keylor noted that the applicant put a great deal of efforts into the process, but he doesn't feel that the intent of the ordinance is being met by developing a hotel.

Mr. Welch stated that the solution is out of the box and a creative way to preserve historic structures.

Mr. Keylor that the buildings may be eligible for listing on the historic register, but by putting up a brand new building on the property the site would no longer be a contributing resource and that all historic nature of the site that were likely why it was included in the district. Mr. Keylor went on to state that he felt that the site would no longer be eligible for listing if the new building were constructed.

Mr. Welch stated that the Historic Preservation Trust of Lancaster agrees with this plan.

Mr. Keylor stated that there are no definitions of a country inn, so how did this get to a hotel and that there was no reference of use of the barn indicated. Mr. Welch stated that the barn was accessory to the country inn.

Mr. McCuen noted that the applicant is making the argument that to preserve buildings there needs to be construction of a new building and he doesn't see the justification for the new building.

Mr. Siesholtz stated that he commended the restoration and preservation of the buildings, but the use of the site must also be considered. Mr. Siesholtz continued in that this is not adaptive use but reuse of the site and the use of the historic buildings end up being accessory uses to the main use which will be a hotel. It's a significant change with a large parking field and it destroys the character of the site.

Mr. Welch noted that the uses on the site will function as a unit and that the driving factor is restoration of the historic buildings which can't be done financially without the country inn. It was noted that this would be a destination.

On a motion by Mr. McCuen and second by Mr. Ranck with all voting in favor, the Planning Commission recommended denial of the conditional use application due to the fact that the applicant has not fully justified the necessity of the new structure for the country inn.

There was a general indication from the Planning Commission that the applicants would be taking away all the historical character by constructing a new building of the proposed size and turning a once

productive portion of property into a parking lot. Thus, with the construction as proposed there would no longer be any contribution to the historic district.

c) Volleyball Corner #2016-14 2007 Lincoln Highway East – Revised Land Development Plan
Mr. Steve Gergley of Harbor Engineering was present to represent the plan. Mr. Gergley noted that the plan was simply to allow for more parking within the site. The project was already before the Zoning Hearing Board and provided with all approvals.

Mr. Keylor questioned if there were funds set aside for sidewalk in the future with the prior plan. Ms. Hitchens stated that there is a developer's agreement with SAK, LLC, owner of Volleyball Corner for such.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the revised land development plan subject to the David Miller Associates review letter dated June 9, 2016 and a favorable review letter from the Lancaster County Planning Commission.

d) Highview Church of God #2016-15 2470 Leaman Road – Waiver of Land Development
Messieurs Jason Smith and Scott Smith were present on behalf of the church to represent the request. It was relayed that the project consisted of enclosing the existing 20 foot by 7 foot porch to create a vestibule area to allow for conservancy of energy

Mr. Keylor read the staff review dated June 13, 2016.

Mr. Siesholtz questioned what materials the enclosure would be. Mr. Smith noted that it would be brick to match the remainder of the existing structure.

On a motion by Mr. McCuen and a second by Mr. Siesholtz, with all voting in favor, the Planning Commission recommended conditional approval of the waiver of land development based on the Township staff review letter dated June 13, 2016.

Briefing Items:

a) None at this time

Other Business:

a) LUAB – meeting was cancelled.

b) It was questioned if the yearly report to the Board of Supervisors should include areas of the Township that should be maintained in character and design guidelines considered as was done for Bird-in-Hand.

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on July 12, 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