

Planning Commission Meeting Minutes
June 16, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday June 16, 2014 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. McCuen, Mr. Ranck and Mr. Stumpf. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer.

The following persons signed in as being present:

Steven Esh	Elijah Bell, Jr.	Engineering
Eli Ebersole	Roger Fry, Fry Surveying	Ben Ortiz
Aaron King	James Sanchez, Sanchez	Walt Siderio

Minutes:

The minutes of the March 17, 2014 and April 21, 2014 meetings were approved on a motion of Mr. Stumpf and a second by Mr. McCuen with all voting in favor.

Old Business:

None

New Business:

a) Lancaster Auto Detailing #2014-13 at 1650/1658 Lincoln Highway East Land Development Plan Mr. James Sanchez of Sanchez Associates and Mr. Ben Ortiz, owner, represented the plan and discussed the outcome of the zoning hearing board decision for the site. Mr. Sanchez noted that the applicant is requesting a deferral of curb and sidewalk and road improvements until the Bridgeport Study is completed or until the Board of Supervisors deems such improvements necessary.

Mr. Siesholtz questioned if a PennDOT HOP was necessary. Mr. Sanchez indicated that it was not necessary because there was an existing driveway for the former residence on the 1658 property.

Mr. Sanchez noted that neither he nor the applicant have any issues with the comments in the 6-10-14 letter from the Township Engineer, David Miller Associates. They have no issue with the LCPC review of 5-13-14.

Mr. McCuen questioned if there would be a deferral agreement. Ms. Hitchens noted that it would be necessary to be signed and recorded with the plans.

Mr. Stumpf indicated that he was happy to see that a greenbelt would be provided along the entire rear of the property adjacent to the residential neighborhood but that he felt the side yards were appropriate given the adjoining uses.

There was no public comment.

On a motion by Mr. Stumpf and a second by Mr. Ranck, 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 Lincoln Highway East at the discretion of the Board of Supervisors or upon implementation of the Bridgeport Study, and conditional approval of the land development plans conditioned on the June 10, 2014 David Miller Associates review letter, May 13, 2014 Lancaster County Planning Commission review letter, that the area on the plan indicated as stone be changed to paved areas, and that if the use of the shed is for business use that appropriate accessible sidewalks be provided to the accessory building.

b) Oak Grove School – 338 Willow Road #2014-14 Land Development Plan

Mr. Roger Fry of Fry Surveying and Mr. Steven Esh of the School Board were present to represent the plan. Mr. Fry discussed the history of the project and indicated that the Board of Supervisors approved the use of a privy for the site.

Mr. Siesholtz noted that the existing site would be cleared and that this would be a new site to be utilized, thus the new privy would be of much better condition than the existing privy on the current school site.

Mr. Fry noted that the one waiver within the June 10, 2014 letter from David Miller Associates was changed on the plans and thus is not a waiver any longer. Mr. Fry also indicated that he and the applicant have no issues addressing all of the comments of the LCPC and Township Engineer review letters.

Mr. McCuen questioned if there would be a fence surrounding the lease area or some portion of the lease area. Mr. Esh indicated that there would be. It was agreed that this should be shown on the plans.

Mr. Fry described to the Planning Commission the stormwater facilities that would be use, amended soils instead of infiltration given the conditions of the site.

The floor was open to public comment or questions. Mr. Bell questioned if lighting should be required for the students in the winter hours. Mr. Esh indicated that the public school bus system is utilized to transport approximately 50% of the students (approximately 25-30 total students at any one time) to the current location and they expect that to change very slightly with the new location. Mr. Esh also noted that all students that walk wear the reflective vests. Further, they will not have electric to the building. There was a general consensus of the planning commission that lighting was not required for the use that is proposed.

Mr. Fry indicated that they had not yet received Lancaster County Conservation District approvals.

On a motion by Mr. McCuen and a second by Mr. Ranck, 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 Willow Road at the discretion of the Board of Supervisors or upon a major transportation project along the roadway, and conditional approval of the land development plans conditioned on the June 10, 2014 David Miller Associates review letter, June 11, 2014 Lancaster County Planning Commission review letter, that no lighting plan be required given the use of the property and that fencing be shown on the plan where it is planned to be placed within the leasehold.

Briefing Items:

Glick Fire Equipment 350 Millcreek Road 2014-15 Land Development Plan

Ms. Hitchens described the proposed 6,000 square foot building and parking areas for employees and equipment that is proposed to be added to the site.

Other Business:

a) LUAB –Ms. Hitchens shared information provided by Mr. Sinopoli which involved the rezoning of acreage from Agricultural Holding to Commercial and Industrial in East Hempfield Township and a complete streets policy resolution that was before the Lancaster City Council.

b) Curb and Roadway Improvements in Rural Areas – Ms. Hitchens noted that the Board of Supervisors has requested that the Planning Commission review the requirements in the Rural zoning district for curbs and roadway improvements. The Planning Commission was given copies of that section of the

Subdivision and Land Development Ordinance to consider for discussion at the next meeting of the Planning Commission.

c) Mr. Siesholtz noted that he attended the complete streets workshop last week and found the information very useful. He also indicated that the information may assist in the discussion of the rural areas and curb and roadway improvements. He asked that the Planning Commission consider if curbing is truly needed or if a wider shoulder would be better. Mr. McCuen expressed his concern that we require too much in the rural areas and that wide shoulders would better serve the populations in those areas.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. Ranck, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday July 21, 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