

Planning Commission Meeting Minutes – DRAFT
July 14, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday July 14, 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. Stumpf, 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:
Brenton Ebersole, Keystone Steel Structures
Michael Cowen, Commonwealth Engineers
Daniel Stoltzfus

Minutes:

The minutes of the June 9, 2015 meetings were approved as written on a motion of Mr. McCuen and a second by Mr. Ranck with all voting in favor.

Old Business: None

New Business:

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

Mr. Michael Cowen of Commonwealth Engineers was present to represent the plan. Mr. Cowen briefly described the project as extending the building to the west, removing the existing infiltration area on the site and designing a new infiltration area to accommodate the impervious surface on the site. Ms. Hitchens noted that Mr. Cowen has a bit of a predicament in that the previously recorded plan from 1992 is significantly different from the site today with a larger stone footprint than was allowable. In order to accommodate the site in its entirety the infiltration facility would be approximately 3 times as large as shown on the plan and may render the site unusable. The Township Engineer has discussed possible solutions with the applicant's engineer and will be working towards a reasonable solution. Mr. Ranck read the June 15, 2015 letter from David Miller Associates and Mr. Keylor read the draft Lancaster County Planning Commission review dated July 6, 2015. Mr. Keylor noted that Lancaster County Planning Commission did not have a quorum and thus only a draft was issued. Mr. Siesholtz noted that the applicant's engineer will want to have the stormwater issues cleared up before heading to the Board of Supervisors. Mr. Keylor stated that it was extremely important to note that the applicant is dealing with a significant issue that is not his doing.

On a motion by Mr. Siesholtz and a second by Mr. Stumpf with all voting in favor, the Planning Commission recommended approval of the requested waiver of preliminary plan and a modification of the dewatering time of the volume control storage. Recommended denial of the requested modification for the maximum loading ratio. Recommended conditional approval of the land development plan based on the June 15, 2015 review letter from David Miller Associates and comments 1 and 2 of the draft Lancaster County Planning Commission review dated July 6, 2015.

After the motion, Mr. Keylor thanked the applicant and the applicant's engineer for the work that they are doing with the plan and the fact that the driveway is reduced from what is currently on the site.

Briefing Items:

a) Tanger Outlet Expansion Conditional Use. Ms. Hitchens noted that the information was received on

July 13, 2015, thus it will be on the August 11, 2015 Planning Commission agenda for action as a hearing may be scheduled for late August. Please review and come prepared for the next meeting.

Other Business:

- a) LUAB – Mr. Sinopoli noted that the board did not have a meeting in the month of July.
- b) Review of Action Plans of the Conestoga Valley Regional Comprehensive Plan. Ms. Hitchens noted that a recommendation would be forthcoming at the August meeting.
- c) Sidewalk Discussion – Ms. Hitchens reviewed the discussion form the June Planning Commission meeting. Ms. Hitchens is to provide a written recommendation for the Planning Commission to consider at the August meeting.

Announcements:

Ms. Hitchens noted that the Board of Supervisors authorized the submission of the Route 30 restriping as a smart growth transportation application.

Adjournment:

On a motion by Mr. Siesholtz, a second by Mr. Ranck, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on August 11, 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