

Planning Commission Meeting Minutes
July 21, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday July 21, 2014 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. 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:

Andrew Miller, RETTEW	Sandy Kime, ELA	Bert Kunkle
Sam Goodley	John Pogue, LRHA	Scott Montague
Roger Fry	Stephanie Smith, LFT	Cathy Montague
David B. Glick	Tom Smithgall, HIGH	Jeff Swinehart, LFT
James Welch, MWN		

Minutes:

The minutes of the June 16, 2014 meetings were approved on a motion of Mr. Ranck and a second by Mr. McCuen with all voting in favor.

Old Business:

a) Isaac Esh – #2014-08 - Stormwater Management Plan Modification Request

Mr. Roger Fry of Fry Surveying represented the plan and discussed the prior meeting at which the plan was conditionally approved. It was found that an additional modification would be necessary, and thus his presence tonight. Mr. Fry indicated that the request was for the water quality volume need to take minimum of 24 hours to discharge. Mr. Ranck read the review of July 8, 2014 from David Miller Associates.

On a motion by Mr. Stumpf and a second by Mr. McCuen, with all in favor, the Planning Commission recommended approval of the modification.

b) Curb and Roadway Improvements in Rural Districts – Guest Sam Goodley

Mr. Goodley, esq. represents Mr. Isaac Stoltzfus and asked that the Planning Commission consider changes to the Subdivision and Land Development Ordinance for Rural zoned properties within the Township, especially considering a preserved farm. Mr. Goodley handed out a draft petition to the Planning Commission members with reasoning for a change in the current regulations.

Mr. Keylor noted that the Planning Commission received some information at the prior meeting and more information this evening from Mr. Goodley. The Board of Supervisors has requested that the Planning Commission consider this issue further.

New Business:

a) Glick Fire Equipment #2014-15 at 350 Millcreek Road Land Development Plan

Mr. Sandy Kime of ELA Group represented the land development plan indicating that the applicant is proposing a new building of approximately 6,000 square feet for a paint shop.

Mr. Kime read through review letter of June 6, 2014 from David Miller Associates and the LCPC letter of July 14, 2014. Mr. Kime noted that comments 2 and 3 of the LCPC letter were not appropriate for this site as the site backs up against the railroad tracks and airport and there are not pastures surrounding

the site. Mr. Kime also indicated that they had no issues with the comments of the Township Engineer. Mr. Kime also indicated that the Lighting plan would be forwarded to PennDOT and Smoketown Airport for comment.

On a motion by Mr. McCuen and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended waivers of preliminary plan process and plan scale. They also recommended deferral of the curb, sidewalk and road improvements while noting that the applicant had deposited funds with a prior land development for improvements to Millcreek Road. The Planning Commission recommended conditional approval of the land development subject to the June 6, 2014 review letter, and any subsequent letters, from David Miller Associates and the first item of the LCPC review letter dated July 14, 2014.

b) Zook/Esch/Yoder – #2014-16 Stormwater Consistency Reivew Letter

Mr. David Miller of Rettew Associates and Mr. Tom Smithgall of High Associates were present to represent the plan. Mr. Miller discussed the roadway, bridge, embankments and the permitting process that was being sought to construct such on the property. In order to do so, the Township is required to issue a consistency review letter to DEP based upon the Stormwater requirements of the Township. The Planning Commission received a letter from David Miller Associates dated July 15, 2014. Mr. Miller noted that the applicant sought and received a special exception through the Township Zoning Hearing Board in April 2014.

Mr. McCuen noted that Stauffer Run in this particular area has been prone to flooding.

Mr. Keylor indicated to those present that by sending this letter there has been no granting of permissions for construction or land development of any kind. He further indicated that any development of the site would need to be officially reviewed by the Township Engineer, Township Planning Commission and Board of Supervisors.

On a motion by Mr. Stumpf and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended that the letter be forwarded to Rettew for inclusion in their PA Department of Environmental Protection permit application/package.

c)Meadowview Verizon Tower - #2014-17 – 1610 Millennium Drive

Mr. Andy Miller of Rettew Associates was present to represent the project. Mr. Miller noted that the applicant is requesting a waiver of land development but moving forward with a full stormwater management plan at this time. Mr. Miller described that the applicant is seeking to erect a monopole to the east of a parking area on the HACC campus between Millennium Drive and Old Philadelphia Pike. Mr. McCuen asked if there was not a telecommunications tower in the vicinity.

Ms. Hitchens noted that when the applicant appeared before the Township Zoning Hearing Board for the allowance to place a telecommunications tower at the site, it was testified that the coverage area of a tower is less then it previously was given the extensive use of data versus voice and that has lead Verizon to seek new locations between existing towers to fill in gaps of coverage.

Mr. McCuen noted that the Verizon telecommunications tower along Pine Drive is not well maintained and needs serious attention given the weed and grass growth. He doesn't want to see this happen at this site.

On a motion by Mr. Stumpf and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the waiver of land development based on the review letter of David Miller Associates dated July 21, 2014. The Planning Commission recommended

conditional approval of the stormwater management plan conditioned on the July 21, 2014 review letter from David Miller Associates, the applicant working with David Miller Associates on stormwater issues, that landscaping be required as prescribed by the Township Zoning Hearing Board, and that a contact person be provided to the Township Zoning Office that can be notified in the event that the site is not maintained.

Briefing Items:

a) Gary and Bertha Kunkle - #2014-18 821/823 Hornig Road Lot Add-on Plan

Mr. John Pogue and Ms. Bertha Kunkle were present to discuss the project. Mr. Keylor did note that as a briefing item, Township staff typically presents the plan. Ms. Kunkle indicated that she was aware of that but that she wanted to appeal the letter of David Miller Associates dated July 14, 2014. Ms. Kunkle went through a bit of the history of the parcels, noting that they were acquired in 2001 and one had an 800 square foot home and the other had a mobile home. The 800 square foot home was demolished and a 2,000 square foot home was constructed on the lot in 2002. There were plans for a larger home on the adjoining lot but that didn't come to fruition. Ms. Kunkle noted that she believed that the lot add-on plan was a simple plan and that sidewalk and curbing is not necessary at that location. Ms. Kunkle was disappointed with the Allen Miller subdivision in 2006 and she would have opposed them. Mr. McCuen disagreed with Ms. Kunkle and believed that sidewalks should be put in because they are next to sidewalks and there is a school down the street in the opposite direction.

Ms. Kunkle indicated that she would even prefer a continued deferral of the curb and sidewalks at this time because requiring such would require her to remove the project because she doesn't have the financial means to do all of it and it would continue to render her properties unsellable. She believes that the lot add-on is not a subdivision.

Mr. Montague, a neighbor of Ms. Kunkle, agrees that sidewalks to school would be good, but there are some concerns and issues in getting a complete package that need to be considered.

Ms. Kunkle indicated that she would be grateful for a deferral continuance that occurred 12 years ago for the prior subdivision.

Mr. Keylor asked that she remember that the Planning Commission is a recommending body and that they have the final decision.

Mr. McCuen noted that even if the Planning Commission were to indicate that a deferral should be considered it is still up to the Board of Supervisors to make the final decision.

Ms. Kunkle inquired as to how long deferrals can be requested. Mr. Keylor indicated that it would be up to the Board of Supervisors as to how long the deferral would be effective and that Ms. Kunkle already had a signed agreement to put the curb and sidewalk in with the prior subdivision.

Ms. Kunkle noted that she believes the sidewalks installed with the Allen Miller subdivision actually make the intersection more dangerous because the clear sight is difficult at Hornig and landscaping is an issue.

Other Business:

a) LUAB –Mr. Sinopoli noted that LCPC will be providing support for a strategic update to Growing Together. Manheim Township is supposedly pulling out of LUAB and that will put LUAB in a fix as a quorum will not be able to be reached per Mr. Sinopoli. At the next meeting the group will decide if LCPC should move forward.

Mr. Keylor noted that he believes LUAB is a valuable asset because the Township gets an overview of surrounding municipalities which sometimes has an effect on items in East Lampeter Township.

b) Mr. McCuen questioned if the Board of Supervisors would consider a complete streets resolution and would recommend that they consider wider berms with bike/ped/buggy allowances, signage for

sharing the roadway, and other simple items to make things safer out there with little financial investment. Mr. Keylor agreed that the Township should do something with complete streets.

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 August 18, 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