

Planning Commission Meeting Minutes – DRAFT  
August 11, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday August 11, 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:

Jacob Reed, Scout Troop 83  
Steve Gergely, Harbor Engineering  
Charles Hess, Arro Engineering

Minutes:

The minutes of the July 14, 2015 meeting were approved as written on a motion of Mr. Ranck and a second by Mr. McCuen with all voting in favor.

Old Business: None

New Business:

a) 244 Lynwood Road - #2015-24 —Waiver of Land Development Plan

Mr. Steve Gergely of Harbor Engineering was present to represent the plan. Mr. Gergely described the use of the farm outbuilding as a future dwelling on the property in addition to the existing dwelling on the 86 plus acre farm. He also described the existing driveway and parking areas to the farm outbuilding.

Mr. Ranck read the East Lampeter Township staff review dated 8/7/15.

Mr. McCuen questioned the third condition within the staff review. Ms. Hitchens noted that the zoning ordinance, the stormwater ordinance, and the state law since 1972 require that a farm have at a minimum various plans. The Township is not asking for copies of those plans, just the front cover to verify that they have been completed.

Mr. Keylor questioned what the footprint of the farm outbuilding is currently. Mr. Gergely noted it is approximately 1,000 square feet.

Mr. Siesholtz questioned where the existing septic and well are located on the site and where proposed septic and well are to be located.

On a motion by Mr. Stumpf and a second by Mr. McCuen with all voting in favor, the Planning Commission recommended approval of the requested waiver of land development subject to the East Lampeter Township staff review dated August 7, 2015.

Briefing Items:

a) Tanger Outlet Expansion Conditional Use #2015-21 – 311 S.K. Tanger Blvd. Ms. Hitchens noted that the hearing date for the conditional use has been scheduled for September 29, 2015 at 4pm and thus this remains a briefing item and will go before the Planning Commission as an action item at their September 8, 2015 meeting.

b) Triangle Car Wash Land Development #2015-22 – 5 Strasburg Pike. Ms. Hitchens stated that a car wash is proposed next to the existing Turkey Hill at the intersection of Strasburg Pike and Route 462.

c) Andrew and Martha Beiler Subdivision Plan #2015-23 – 380 Beechdale Road. Ms. Hitchens indicated that the Board of Supervisors denied the previous plan and thus the applicant reapplied.

- d) Upper Leacock Township Official Map, Official Map Ordinance, Zoning Map, and Zoning Ordinance Review. Ms. Hitchens noted that East Lampeter Township was in receipt of these items and would provide review and comment.

Other Business:

- a) LUAB – Mr. Sinopoli read through the three items that the LUAB noted were all consistent with Growing Together at their meeting. The first was a rezoning within Manor Township for property owned by Armstrong Industries to rezone from Industrial to High Density Residential Flex. The second was a change in the residential make up of a previously approved conditional use in East Hempfield Township for the Lime Springs Farm development. The third was a rezoning request from East Hempfield Township for 2.3 acres of property which is part of a greater 35 acre parcel which includes a roadside stand near the Kelly Cadillac dealership and Turkey Hill from Agricultural to Business Community Center.
- b) Review of Action Plans of the Conestoga Valley Regional Comprehensive Plan. Ms. Hitchens provided the Planning Commission with a memo to be forwarded to the Board of Supervisors with the Planning Commission recommendations. Ms. Keylor thanked Ms. Hitchens for her efforts. Consensus was to forward to the Board of Supervisors.
- c) Sidewalk Discussion – Ms. Hitchens distributed the recommendation memo to the Planning Commission for consideration. Consensus was to forward to the Board of Supervisors. Mr. McCuen noted that he continued to believe that sidewalks are overdone in some areas of the Township.

Announcements:

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

Adjournment: A motion was made by Mr. Stumpf and seconded by Mr. Siesholtz, with all voting in favor, to adjourn the meeting. The next meeting of the Planning Commission will be held on September 8, 2015.

Respectfully submitted,  
Tara A. Hitchens, AICP  
Director of Planning/Zoning Officer