

Planning Commission Meeting Minutes
August 18, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday August 18, 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. Siesholtz, Mr. McCuen, Mr. Ranck and Mr. Stumpf. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer and David Sinopoli, Assistant Township Zoning Officer.

The following persons signed in as being present:

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| John Pogue, LRHA | Cathy Montague | Frank Carano |
| Bert Kunkle | Lynn Landis | Steve Gergely, Harbor |
| Scott Montague | Elijah Bell, Jr. | Engineering |

Minutes:

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

Old Business:

None

New Business:

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

Mr. John Pogue of Lake, Roeder, Hillard, and Associates was present to represent the plan. In addition, Ms. Kunkle was present. Mr. Pogue explained the purpose of the lot add-on plan to provide a larger backyard for the smaller lot to make both lots more marketable.

Mr. Ranck read the David Miller Associates review letter dated August 12, 2014. Mr. Pogue noted that the first issue under zoning has been provided on the plans.

Mr. Siesholtz questioned if there was any response to the second comment under subdivision and land development. Mr. Pogue noted that the detention basin was always shown to be on Lot 2 and the owner shifted the location slightly during construction. The area has been surveyed and the basin is completely within the easement. In good working condition and functioning as it should at this time. The shift was due to better grading.

Ms. Kunkle read a letter that she forwarded to Ms. Hitchens earlier that day. She noted that three of her neighbors were present tonight to support the request for a deferral of the curb, sidewalks, and roadway improvements.

Mr. Pogue noted that he believed that if the curb and sidewalks were installed this may result in issues with stormwater, but no engineering had been completed. Mr. Pogue showed pictures of the area.

Mr. Scott Montague of 819 Hornig Road noted that he believed the sidewalks were not necessary because it will not go anywhere. He also noted that it would be an impact on the driveway and loss of parking area for his property. He further indicated that he was not made aware of the deferral of curb and sidewalk when he purchased the property. Mr. McCuen stated that the fact that you may lose parking area or driveway area is immaterial because the deferral was part of a recorded plan.

On a motion by Mr. Stumpf and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended approval of the waiver of preliminary plan, denial of deferral of the three

remaining waivers of curbs, sidewalks, and roadway improvements. They recommended conditional approval of the plans based on the August 12, 2014 David Miller Associates review letter and a favorable review letter from the Lancaster County Planning Commission given that there was no quorum at the last LCPC meeting a draft was supplied to the Township dated August 12, 2014. The Planning Commission also requested that the Board of Supervisors receive copies of the letter dated August 18, 2014 from Ms. Kunkle.

b) Carano Dentistry – #2014-19 1670 Lincoln Highway East Revised Land Development Plan
Mr. Steve Gergely of Harbor Engineering and Mr. Frank Carano were present to represent the plan. Mr. Gergely described the history of the project and the reasoning for returning with a revised land development plan.

Mr. Ranck read through the David Miller Associates review letter dated August 1, 2014.

Ms. Hitchens noted that there has not been a review or draft provided by Lancaster County Planning Commission to date and the item would be before them on August 25, 2014.

There was brief discussion of waiver request number 2 regarding the different types of barriers that could be placed at the parallel parking spaces rather than providing curbing the entire distance of the rear paved area.

Mr. Gergely indicated that the lighting issues was resolved as no new lighting was proposed for the site.

On a motion by Mr. Stumpf and a second by Mr. Siesholtz, with all voting in favor, the Planning Commission recommended approval of the waiver of plan scale. The Planning Commission also recommended that there not be curb installed along the parking compound on the south of the property but that curb be installed at the radius of the entrance and then along the edge of the two parking spaces, approximately 46 feet to prohibit vehicles from entering the grass area. The Planning Commission recommended conditional approval of the revised land development plan conditioned on the David Miller Associates review letter of August 1, 2014 and a favorable review by the Lancaster County Planning Commission.

Briefing Items:

a) High Properties - #2014-20 2196 Old Philadelphia Pike Sketch Plan

Ms. Hitchens relayed to the Planning Commission that the item was requested to be tabled given that there was no decision of the Township Zoning Hearing Board on the matter of a variance from the definition of apartment to allow up to 20 units per building.

Ms. Hitchens noted that the sketch plan consists of one building with 18 apartments, a second building with 20 apartments and four townhouses.

Ms. Hitchens also noted that parking and garages were shown on the plan.

There was brief discussion that the Township Planning Commission would not take action on modifications or waivers at the sketch plan phase and that a general discussion could be had to gauge support of such waivers and/or modifications.

There was also a brief discussion as to an emergency access to Route 340.

Other Business:

a) Curb and Roadway Improvements in Rural Zoned Districts

Mr. Keylor noted that he wasn't trying to circumvent the process but asked that David Miller Associates review the document provided at the July 21, 2014 Planning Commission meeting by Mr. Sam Goodley on behalf of Mr. & Mrs. Isaac Stoltzfus and the Lancaster Farmland Trust. Mr. Keylor went on to note that he made this request because he felt that the text change proposed seems to satisfy the

immediate issue.

Mr. Ranck read the review letter dated August 14, 2014 from David Miller Associates.

Mr. Keylor handed out his thoughts which were that the language should be a farm subdivision but then noted that maybe the David Miller Associates letter better described the type of subdivision.

Mr. Siesholtz thought the language should read a subdivision for agricultural use.

Mr. Keylor noted that Mr. Goodley's information was very well written and that the Planning Commission was very appreciative of the information.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all in favor, the Planning Commission recommended that the Board of Supervisors review the document submitted by Mr. Sam Goodley at the July 21, 2014 Planning Commission meeting on behalf of Mr. & Mrs. Isaac Stoltzfus and Lancaster Farmland Trust and review the David Miller Associates letter dated August 14, 2014 of same matter and consider moving forward with an amendment to the East Lampeter Township Subdivision and Land Development Ordinance. The Planning Commission reviewed the document from Mr. Goodley and found that it was excellent work and noted that they appreciated his efforts greatly. After review of the document from Mr. Goodley, the Planning Commission requested that David Miller Associates review the document. The Planning Commission would recommend that the following language be considered:

Section 503(A)(11)

All existing streets at the perimeter of the project property must be improved to Township specifications. If an existing street is at the perimeter of the development, it shall be fully improved from the right of way line on the development side of the street to the centerline of the street. If an existing street is within the development, it shall be improved to the full width of the street right of way as required by the Township specifications. Adequate right of way in accordance with Township specifications shall be set aside for dedication to the Township for all existing streets to be improved. Nothing in this Section shall be construed to apply to subdivisions for agricultural use within the Rural Zoning District as defined by the Revised Zoning Ordinance of East Lampeter Township – 1990, as amended.

Section 504(A)

Curbs shall be required along both sides of all proposed streets and along each side of any existing streets required to be improved by the Township, whether public or private, and along all new parking compounds, except for those subdivisions for agricultural use within the Rural Zoning District as defined by the Revised Zoning Ordinance of East Lampeter Township – 1990, as amended.

b) LUAB –Mr. Sinopoli noted that the group is still uncertain of how an update will move forward. Ms. Paula Jackson of Lancaster City volunteered to put together a survey to go to all the member planning commissions to gauge how things should move forward. This should be available by the October meeting of the Planning Commission. Mr. Sinopoli also noted that there was one item for action but action was postponed until a decision is received from the appropriate zoning hearing board. The item was land that is owned by the City in Lancaster Township to be used as an operations center.

Adjournment:

On a motion by Mr. Siesholtz, a second by Mr. Stumpf, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday September 15, 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