

Planning Commission Meeting Minutes – DRAFT
September 8, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday September 8, 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, 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:

Charlie Walton	Birju Suati
Piyush Shah	Bruce Walton
Mary Ann Rossi	Jim Hillard
Raj Patel	Gwen Newell
Manisha Patel	Sharyn Young

Minutes:

The minutes of the August 11, 2015 meetings were approved as written on a motion of Mr. McCuen and a second by Mr. Siesholtz with all voting in favor.

Old Business: None

New Business:

a) Announcement from Gwen Newell, LCPC Representative

Ms. Newell informed the Planning Commission that she would no longer be serving as the LCPC representative to East Lampeter Township. The County Planning Commission was fortunate to be able to fill an empty position with the arrival of Ms. Sharyn Young who has more than 12 years of experience at the municipal level and looks forward to serving as the LCPC Representative to East Lampeter Township.

Mr. Keylor noted that LCPC deserves credit for all that they do as well as the LC GIS department in the all the support that they offer.

b) Tanger Outlet Expansion Conditional Use Application #2015-21 311 S.K. Tanger Blvd

Mr. John Schick and Mr. Brian Spray of Rettew Associates were present to represent the project. Mr. Spray noted that the Planning Commission had seen the sketch plan a month or so ago with the only changes being a minor, 3,000 square feet, difference in the total net gross floor area of the expansion and the proposal for a pocket park. Mr. Spray distributed a architectural rendering for the pocket park and noted that the total net square footage will be 123,000 square feet additional retail space. Mr. Spray also noted that the operations of the site has requested that the rear access drive to the southernmost building be a one way with exiting at the former Ramada Inn entrance. Mr. Spray continued by noting the variances and special exceptions that were granted by the East Lampeter Township Zoning Hearing Board.

Ms. Hitchens noted that due to the revision in the total net square footage of the buildings, that would lead to changes in the traffic impact study and the Township was awaiting the revised study.

Mr. Keylor stated that he felt that the project could set an example for the remainder of the Route 30 Corridor that would follow the Streetscape Plan, which was recently adopted by the Board of Supervisors. He also noted that the park concepts enhanced the area even more.

Mr. Siesholtz questioned if there were any proposed improvements along Route 30. Mr. Schick noted an extended right turn lane at the traffic signal at the former Ramada Inn. Mr. Siesholtz expressed that the development needs to be sensitive to the Route 30 Streetscape Plan and that pedestrian improvements are necessary.

Mr. McCuen questioned the effects of this development on Millstream Road as he is concerned about unloading a good bit of traffic onto a rural road without improvements. Mr. Schick responded that Millstream Road currently has a very low count and the traffic impact study shows very little change to that as that access is typically used by local residents.

Mr. Keylor questioned if the applicant was working with the school along Millstream Road to continue the bike/ped path north to Route 30. Mr. Spray noted that they would be more than willing to discuss such with the school and that the applicant was hopeful that the Township staff could assist in making that connection happen.

On a motion by Mr. Siesholtz and a second by Mr. Stumpf with all voting in favor, the Planning Commission recommended that the requested conditional use application move forward favorably to the Board of Supervisors for consideration with the added public space and the multi-modal bike/ped path continuing along Millstream Road.

c) Upper Leacock Township Consistency Review of Official Map and Ordinance and Zoning Map and Ordinance

Ms. Hitchens indicated that two consistency review letters were completed, one in reference to the proposed Upper Leacock Township Official Map and Ordinance and one for the proposed Upper Leacock Township Zoning Map and Ordinance. Ms. Hitchens briefly read over the review letters.

On a motion by Mr. Keylor and a second by Mr. Siesholtz, with all voting in favor, the Planning Commission offered support of the consistency review letters being forwarded to the Board of Supervisors of East Lampeter Township and to the Board of Supervisors of Upper Leacock Township.

d) Friends Group Holdings, LLC Rezoning Application #2015-X 2601 Lincoln Highway East

Ms. Mary Ann Rossi, of XXX and Mr. Jim Hillard, of LRHA were present to represent the proposed rezoning of approximately 5 acres along Route 30. Mr. Hillard began by describing the site and a brief history of a subdivision that occurred approximately 8 years prior creating the property. Ms. Rossi noted that both she and the current owners were unsure if the existing commercial uses in the vicinity were permitted or predated the adoption of zoning within the Township.

Mr. Shah, one of the current owners, stated that it was their belief that an economy hotel in the Township in this area was needed because economy hotels were reduced by 41%. Mr. Shah stated that more affordable hotel rates are needed and they propose to fill that gap with the proposed rezoning. Mr. Shah stated that the retail would promote the Amish heritage. He indicated that the Friends Group partners are all East Lampeter Township residents and that two of the group are already hotel owners within the Township.

Ms. Rossi noted that the rezoning would be to the ordinance and to the map.

Mr. Stumpf stated that for a number of years the East Lampeter Township Board of Supervisors stated that commercial development would stop at the mini golf center on Route 30, near the intersection of Route 896. Should this proposal move forward, it would set a precedent and all the farmers along the corridor in that area of the Township. Mr. Stumpf directly indicated that he was not in favor of this requested rezoning or of rezoning anything further past the mini golf.

Mr. Keylor indicated that any changes out there have been less of an impact than what was previously there. This is spot zoning and would increase pressure of rezoning further parcels along the Route 30 corridor. Mr. Keylor understood the need for affordable hotels and would like to enhance the Amish heritage, but it could turn the gateway of Amish area into commercial and he does not understand such in this particular area. Mr. Keylor explained that when a property is proposed for rezoning that the Township must consider all of the possible uses on the site that are permitted within the C-2 zoning district. Ms. Rossi noted that there could be provisions attached to the approval that would only allow what is proposed by the Friends Group Holdings, LLC.

Mr. McCuen understood the request, but is concerned that the neighbors on either side or across the street will then want to be rezoned to C-2 and then it will be a disaster and he would hate to see the commercial area of the Route 30 corridor extended any further than it is currently.

Ms. Rossi stated that the buildings have been allowed to deteriorate and the property is currently vacant.

Mr. McCuen questioned if the well capacity of the site has been determined and if the proposed development could be accommodated. Mr. Hillard noted that the quality of pump test seems to be good.

Mr. Richard Lundgren of the Lancaster Historic Preservation Trust requested that he be able to speak about the Historic Survey that was being conducted by volunteers throughout the Township, which included this site. Mr. Lundgren questioned if all buildings were to be razed on the site. Mr. Rossi noted that they would be. Mr. Lundgren stated that this is an example of demolition by neglect and that from this site east along the Route 30 corridor there are abandonment issues with historic structures. Mr. Lundgren noted that at this time there are no answers or ways to solve this. Mr. Keylor stated that there may be some authority in the draft zoning ordinance.

Ms. Young, LCPC Representative, noted that the rezoning proposal was scheduled to be before LCPC on September 28, 2015 and that the draft review states that the proposal is inconsistent with the County Comprehensive Plan, Growing Together, and the Conestoga Valley Regional Comprehensive Plan.

Ms. Rossi questioned the Planning Commission if there was any further analysis of the site that may alter the perception.

Mr. Siesholtz stated that he felt the applicant was looking at the site in a vacuum. He continued with the Township has already laid out where the commercial, residential, industrial, etc. uses are to be within the Township and that there are areas of commercial that are not totally built out yet so those areas should be looked at first for this type of development.

Ms. Rossi stated that the commercial surrounding the site is not going anywhere and that they were hopeful this was unique enough to warrant a positive outcome.

Mr. McCuen indicated that he did not feel that a hardship was being presented to the Planning Commission to warrant this rezoning.

Mr. Shah stated that Miller's and Amish heritage goes all the way to Ronks Road and that the heritage should stay on the east side of Ronks Road and the commercial should stay west of Ronks Road.

On a motion by Mr. Stumpf and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended denial of the proposed rezoning request based on not wanting the C-2 commercial zoning to extend beyond the area it is currently.

Briefing Items:

a) 2324 Southview Drive Sketch Plan –

Mr. Doug Matthews of David Miller Associates, Inc. was present to represent the plan. It was noted by Mr. Keylor that this was improperly noted as a briefing item when it should have been new business.

Mr. Matthews described the proposed 10 lot subdivision with on-lot wells and public sewer as well as roadside swales and inquired about comments in regards to such.

Mr. Siesholtz inquired if there would be areas set aside for snow easements. Mr. Matthews noted that this could occur.

Mr. Matthews pointed out that the cross section may look as though the sidewalk slopes back, however the intent is to slope the sidewalk towards the swale.

Both Mr. Siesholtz and Mr. McCuen questioned the plant material that would be used within the roadside swale. Mr. Matthews noted that this material could be a specific type of grass that is mowed or plant material that would be prevalent in a rain garden type of bmp. The exact plant material was yet to be determined.

Mr. Stumpf questioned if the rock beds would take the whole house into account. Mr. Matthews

stated that this was the intent.

Mr. Stumpf and Mr. Siesholtz both stated that they would like to see the project move forward and would like to see something like this work.

Mr. McCuen stated that he was very satisfied that there were sidewalks on one side of the roadway rather than on both.

Mr. Keylor read through the Becker Engineering review letter dated September 8, 2015.

Mr. Siesholtz reiterated a statement from the Becker Engineering review letter that testing will be the key to a successful development here.

There was no motion on this sketch plan as it was simply a discussion item and a full subdivision and land development plan will be submitted by the applicant in the future.

Other Business:

a) LUAB – Mr. Sinopoli stated that there was not a meeting held.

b) Mr. McCuen questioned if anyone was looking at recruiting younger new people to serve on the Planning Commission or Zoning Hearing Board. Ms. Hitchens stated that this was not being done at this time.

Announcements:

Ms. Hitchens noted that the Board of Supervisors will hold a hearing for the Tanger Expansion Conditional Use on September 29, 2015 at 4:00pm here in the public meeting room at the Township office.

Adjournment: On a motion by Mr. Stumpf and a second by Mr. McCuen, the meeting was adjourned.

Respectfully submitted,

Tara A. Hitchens, AICP

Director of Planning/Zoning Officer