

Planning Commission Meeting Minutes
September 15, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday September 15, 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. 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:

Patricia Bell	Harriet Parcels	Cynthia Hoyle
Charlotte Geyer	Beth Schwartz	Roger Henderson
Lonnie Kauffman	Elijah Bell, Jr.	John Blowers

Minutes:

The minutes of the August 18, 2014 meetings were approved on a motion of Mr. Stumpf and a second by Mr. Siesholtz with all voting in favor.

Old Business:

None

New Business:

a) New Life Church - #2014-22 1989 Old Philadelphia Pike – Waiver of Land Development

Mr. Lonnie Kauffman was present to represent the plan. Mr. Kauffman is the contractor that will be working on the project as well as a member of the congregation.

Mr. Kauffman described the intent of the plan as construction of a porch area over existing sidewalk and 160 square feet of existing flower beds. To mitigate the roof covering over the flower beds, a parking space of 180 square feet will be removed. Ms. Hitchens noted that given the 300 seats within the religious facility, there are required 75 parking spaces, of which the site exceeds. Thus, the loss of one parking space would not impact the parking requirements of the zoning ordinance. Further, the parking space to be removed drains to the same basin that the new roof area will drain to and thus there is a net reduction in impervious area by 20 square feet.

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 land development conditioned on the Township Staff review of September 12, 2014.

b) Complete Streets Presentation

Ms. Beth Schwartz of Lancaster General Health introduced Mr. Roger Henderson and Ms. Cynthia Hoyle, experts on the notion of Complete Streets. Ms. Schwartz indicated that the two were in town for workshops that would be presented the following two days to municipal officials. Ms. Schwartz noted that after contacting the Township and finding out that a draft complete streets resolution would be discussed at the Planning Commission tonight, it was thought that Mr. Henderson and Ms. Hoyle could provide an overview of complete streets and answer any questions that the Planning Commission might have.

Ms. Schwartz noted that the City of Lancaster and Elizabethtown Borough were the only municipalities to have adopted a resolution to date in Lancaster County and East Lampeter Township seems to be

moving forward as the first Township to do so.

Ms. Parcels stated that in June the MPO approved an umbrella statement of complete streets which will be included in planning documents moving forwards and that the Lancaster County Planning Commission staff would be working on a guide for standards.

Ms. Schwartz noted that Lancaster General Health is assisting with these presentations and work given the need for our society as a whole to exercise more to help reduce health issues.

Mr. Henderson stated that he is a transportation planner from North Carolina and that Ms. Hoyle is from Illinois, but that the concepts relate to any locale.

Mr. Henderson noted that over the past 34 years a great deal has changed and that the mode of transportation a person chooses can now be a choice where there was no real choices in the past.

Mr. Henderson noted that the concept of complete streets began approximately 10 years ago and that there are currently about 600 municipalities or state DOT's that have adopted policies, many of these agencies now need the details of implementation.

Mr. Keylor stated that in the past Lancaster County Planning Commission has provided a great toolbox for municipalities to utilize in dealing with new concepts and ideas but there is a concern that this concept may involve widening roadways and when developing a resolution various concepts and concerns need to be taken into account, one of them is cost.

Mr. Henderson stated that the idea is to work within the current budget and determine how the concept of complete streets can be worked into the current budget but increase the service of a roadway over a period of time. There is no need to change everything at once and there will be some roadways that are complete as they serve those that are currently using them.

Mr. Keylor stated that the plain sect in Lancaster County must be considered.

Supervisor Blowers believed that the Board of Supervisors for East Lampeter Township would fully support a resolution of this nature. Supervisor Blowers described the "goat path" and how PennDOT called for a bike path along the route 40 years ago. Although the roadway has not come to fruition that bike path may move forward given a strong push by locals.

Mr. Henderson stated that there are funding opportunities out there to fill in gaps within a system and that this should be researched so that it is not only a municipality attempting to fund projects.

Mr. Siesholtz noted that PennDOT hasn't fully bought into the idea of complete streets in their documents and that they typically use the term multi-modal. It seems this policy would be easier in a Borough or City, are there any examples of how a Township that has the variety of users and land uses as East Lampeter Township does move forward with implementation of a complete streets policy.

Ms. Hoyle stated that the size or variety of the roadways within the Township should not be a deterrent to moving forward with a resolution or policy and that this should not diminish the Township's might when it comes to dealing with PennDOT.

Mr. Stumpf stated that bad planning is a section of road widening that allows for bikes and then all of a sudden the bikes have to reenter traffic because that widening no longer exists along the roadway.

Mr. Henderson indicated that the workshop on Tuesday would be focusing on those municipalities that are not sure that a resolution is a good step for them or need to understand more of what complete streets area. East Lampeter Township would be invited to the Wednesday workshop as that is geared to those municipalities that are looking at adopting a resolution or policy and determining how implementation would occur.

Ms. Parcels noted that Lancaster County Planning Commission is working on guidelines and incorporating green infrastructure ways/methods/structures into complete streets. A power point will be developed to educate all about complete streets. They are also developing a transect for every type of area within the county and are working closely with PennDOT on standards for complete streets.

Mr. Keylor stated there will be a great deal of education for all needed in the near future.

On a motion of Mr. Keylor and a second of Mr. Siesholtz, the East Lampeter Township Planning Commission recommended that the Board of Supervisors consider adopting the draft resolution for Complete Streets. The Planning Commission encouraged implementation of a complete streets policy for the Township and offered support as the Board sees fit.

Briefing Items:

None

Other Business:

- a) LUAB –Mr. Sinopoli noted that meeting was canceled for this month.
- b) Pequea Valley Comprehensive Plan Review – Mr. Keylor noted that due to an unforeseen circumstance there was not sufficient time for the East Lampeter Township Planning Commission to review the document but that Township Staff had done so and provided a letter to each of the neighboring municipalities with thoughts for them to consider as they move forward in the update of their comprehensive plan.

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 October 20, 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