

Planning Commission Meeting Minutes  
September 16, 2013

The regular meeting of the East Lampeter Township Planning Commission was held on Monday September 16, 2013 at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602. Chairman John Keylor called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Stumpf and Mr. Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer and David Sinopoli, Assistant Zoning Officer.

The following persons signed in as being present:

Todd Suessmuth, Vallorbs  
Ken Rinier, Vallorbs  
Andrew K. Beiler, A& J Power  
Abner S. King, Oak Grove School  
David Blank, Oak Grove School  
Steven K. Esh, Oak Grove School

Minutes:

The minutes of the August 19, 2013 meeting were approved with minor typo correction on a motion by Mr. Stumpf and a second by Mr. Ranck and all voting in favor.

Old Business:

a) Amish School request for a waiver of land development– Mr. David Blank and Mr. Steven Esh noted that the Oak Grove School District is seeking a waiver of land development for a new school to be constructed along Willow Road with access from Forry Road on the John O. Yoder farm. A special exception was granted the prior Thursday evening by the Zoning Hearing Board. .

**MOTION:**

On a motion of Mr. Stumpf and a second by Mr. Ranck, the Planning Commission recommended approving the waiver of land development request conditioned upon the Zoning Hearing Board conditions of September 12, 2013 and the Township Staff review letter.

New Business:

a) Andrew K. Beiler Plan – Mr. Beiler noted that his consultant was not present and that he would like to verbally request a 90-day time extension and will provide the time extension in writing with due hast.

**MOTION:**

On a motion of Mr. Stumpf and a second by Mr. Ranck the Planning Commission recommended approval of a 90-day time extension for review of the plans with the condition that the applicant or the applicant’s consultant provide a written request as soon as possible, but prior to the Board of Supervisors meeting on October 7, 2013.

b) Vallorbs request for waiver of land development – Mr. Todd Suessmuth represented the request and indicated that Vallorbs has seen a dramatic decrease in employment over the last few years to the point where they are at half of their workforce. They found that the buildings on the site were not being utilized efficiently or effectively and would request that a waiver of land development be granted in order to lease portion of the existing structures to a maximum of four tenants. Mr. Ranck read the Township Staff review and Mr. Suessmuth agreed to the conditions of approval noting that someone from Steudler Realty would be at the Board of Supervisors meeting on October 7, 2013 as some of the buildings turn back into their full ownership in 2016.

**MOTION:**

On a motion of Mr. Stumpf and a second by Mr. Ranck, the Planning Commission recommended that the waiver of land development be conditionally approved with the conditions based on the Township staff review of September 12, 2013.

Briefing Items:

- a. Fisher and Fisher – Ms. Hitchens displayed the seven lot subdivision plans for the site along Southview Drive.
- b. Manheim Auto King – Ms. Hitchens displayed the land development plans for the site along Route 30.

Other Business:

- a) LUAB –Mr. Sinopoli distributed all the materials that LIMC staff provided for LUAB issues and indicated that he would continue to do so in the future
- b) LCPC – regional breakfast is to be held on September 26 at Willow Street Restaurant if anyone is interested – Mr. Stumpf and Mr. Keylor are interested in attending.
- c) LHOP – Housing Summit will be held on October 22, 2013. Ms. Hitchens will be unable to attend as she will be at the annual State Planning Conference. The Planning Commission recommended that Mr. Sinopoli attend the housing summit.

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 October 21, 2013 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