

Planning Commission Meeting Minutes – DRAFT
October 13, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday October 13, 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. Ranck. 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:

Elizabeth Cushman

Andrew Beiler

Craig Ebersole

John Freudenthal

Ron Horst

Minutes:

The minutes of the September 8, 2015 meetings were approved as written on a motion of Mr. Stumpf and second by Mr. Ranck with all voting in favor with minor typographical errors.

Old Business:

- a. Comp Plan Memo - the Board of Supervisors would like for the director of planning and a member of the planning commission to be in attendance at the November 9, 2015 Board of Supervisor meeting to discuss the memo produced by the Planning Commission. Mr. Siesholtz and Mr. Keylor noted that they may be available but would need to check their schedules.

New Business:

- a) Triangle Car Wash - 2015-22 - 5 Strasburg Pike

Mr. John Freudenthal was present to represent the plan. Mr. Freudenthal verbally requested a waiver of plan scale and preliminary plan. Mr. Freudenthal noted that Mr. Frattaroli is equitable owner of this property and owns the residential property to the rear of the property. Mr. Freudenthal questioned if a 100 foot riparian buffer was really needed. Ms. Hitchens noted that the stormwater management ordinance requires 35 feet on either side of the stream.

Mr. Ranck read the David Miller Associates review letter and the Lancaster County Planning Commission review letter. It was questioned how many employees would be on-site. Mr. Freudenthal noted that there would be 3-6 employees and that the typical hours would be 7am to 7pm, he also noted that there is no self-service at the site. Mr. Keylor stated that Mr. Freudenthal would need to provide the written request for the waivers before the Board of Supervisors meeting.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the land development plan conditioned upon the David Miller review letter dated August 25, 2015 and the Lancaster County Planning Commission review letter dated September 29, 2015 and subject to the applicant providing a letter requesting the waivers verbally requested this evening.

- b) Andrew and Martha Beiler - #2015-23 380 Beechdale Road

Mr. Andrew Beiler was present to represent the project. Mr. Beiler verbally requested the following waivers/modifications for Section 303, 503.A.11, 503.G.1, 504.A, 505.A. Mr. Keylor informed Mr. Beiler that these requests would need to be in writing prior to the Board of Supervisors meeting.

Mr. Ranck read the David Miller Associates review letter and Mr. Siesholtz read the Lancaster County Planning Commission review letter.

On a motion by Mr. Stumpf and a second by Mr. Siesholtz, with all voting in favor, the Planning Commission recommended conditional approval of the subdivision plan conditioned upon the David Miller review letter dated August 6, 2015 and the Lancaster County Planning Commission review letter dated May 12, 2015. The Planning Commission also recommended approval of the preliminary plan and deferral of the roadway improvements with a signed and recorded deferral agreement.

c) Millport Road Subdivision - 2015-29 - 1901 Millport Road

Mr. David Miller and Mr. Ron Horst of Rettew Associates were present to represent the plan. Mr. Ranck read the David Miller Associates review letter and the Lancaster County Planning Commission review letter.

There was a brief discussion about the pedestrian access from Pine View Place and South Ridge and these two projects were granted waivers of sidewalk along Millport Road.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the subdivision plan based on the David Miller review letter dated October 2, 2015 and the Lancaster County Planning Commission review letter dated October 13, 2015. The Planning Commission also recommended approval of the waiver of preliminary plan and plan scale as well as deferral of the sidewalks with an agreement executed and recorded.

Briefing Items:

a) Irishtown Road Subidivision - 2806/2808 Irishtown Road

Ms. Hitchens discussed the two lot subdivision proposal that would separate two existing dwellings onto two parcels.

b) High Building 157 - Greenfield Road

Ms. Hitchens discussed the proposed land development to expand an existing structure onto the neighboring parcel.

Other Business:

a) LUAB – Mr. Sinopoli relayed the information of the LUAB to the Planning Commission.

Announcements:

- a. October 19, 2015 Board of Supervisors meeting agenda will have a stormwater management plan for a 46 foot by 550 foot chicken house to be constructed at 419 Mount Sidney Road on the Daniel King farm. Please note that the Township Stormwater Management Ordinance does not require a recommendation from the Planning Commission.
- b. Tanger Expansion Conditional Use Hearing held September 29, 2015 has been continued until Monday October 26, 2015
- c. There will be a draft zoning ordinance workshop on October 29, 2015 at 4pm.

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

Respectfully submitted,

Tara A. Hitchens, AICP

Director of Planning/Zoning Officer