

Planning Commission Meeting Minutes
October 20, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday October 20, 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. McCuen, 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:

Elijah Bell, Jr.	Tom Matteson, Diehm &	Bob Neff
Jay Hershey	Sons	Elam Esch Jr.
	Paul Esch	Ben S. Beiler

Minutes:

The minutes of the September 15, 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) Paul Esch - #2014-24 360 Mount Sidney Road – (Continuation of 2010-29 Old Mill Lane) – Land Development and Lot Add-on Plan

Mr. Tom Matteson of Diehm & Sons was present to represent the plan. Mr. Matteson described the intent of the plan and the history of the continuation. Mr. Matteson noted that this was previously proposed as MillCreek Fence and then Old Mill Lane. The prior plan would have had a fence manufacturer and sales area. The new plan proposes a 21,500 square foot building with a 2,400 square foot storage building, a diesel shed, and outdoor storage of about 8,700 square feet. Mr. Matteson noted that Mr. Paul Esch went before the zoning hearing board in August 2014 and received approval for the substitution of a nonconforming use and for a loading area facing towards Mt. Sidney Road. Mr. Matteson acknowledged that the lot add-on portion of the original plan was still moving forward and that the Amtrak easement remained in order for them to access their property. Mr. Matteson noted that the revised plan was not sent to LCPC as this is a continuation of the plan that was originally sent to them in 2010.

Mr. Jay Hershey of 2431 Allendale Drive asked what frontage improvements were to be done. Mr. Matteson indicated that a deferral was approved for the frontage improvements but that the condition of that deferral was that the stormwater facilities be able to accommodate the increased impervious should the improvements be requested in the future.

Mr. Keylor question Ms. Hitchens if the Township forwarded the plans to LCPC? Ms. Hitchens indicated that the plans were not forwarded as this is a continuation of a plan.

Mr. Keylor noted that when the Board of Supervisors reviews this a copy of the 2010 LCPC review should be provided.

Mr. Hershey stated that the RCP pipe that runs from his property to the basin does not drain appropriately and causes flooding on his property in heavy storms. Mr. Robert Neff, representing Old Mill Lane stated that they will look at fixing that issue.

Mr. Hershey noted that the pipe was buried and inoperable after a great deal of fill was added to the site.

Mr. Keylor noted that the stormwater comment number 8 on the Township Engineer review letter addressed that issue and the applicant has agreed to resolve the issue. Mr. Matteson affirmed that the applicant will address the issue.

Mr. Stumpf questioned what the hours of operation are for the Esch Manufacturing business and what exactly was being manufactured. Mr. Paul Esch noted that the hours of operation are typically from 6am to 5pm and that farm equipment would be manufactured.

Mr. McCuen questioned what the outside storage was to be used for. Mr. Paul Esch indicated that the outside storage would be for farm implements.

Mr. Keylor stated that Mr. David Beiler had proposed a cistern when MillCreek Fence was to be on the site, and questioned if that was still proposed. Mr. Matteson noted that it was no longer proposed as the size of the building had reduced slightly and was no longer needed. In addition, the basin was altered to address the increase.

Mr. Siesholtz inquired if the PennDOT work was completed in 2012. Mr. Matteson stated that it had been and that a note will be added to the plan to indicate such as well as to indicate that it had been completed according to the plan.

Mr. Ranck believed this to be a great reuse of the property.

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. The conditions of approval are the following:

That all waivers be complied with as previously stated and approved

That the applicant come into compliance with the zoning issues raised in the October 16, 2014 DMA letter

That any remaining issues of the 2010 LCPC review letter be addressed

That no lighting plan shall be required for the site given the hours of operation

That a note per October 16, 2014 DMA letter comment of SALDO #8 regarding PennDOT approval and permit number be added to the plan

That October 16, 2014 DMA letter comment of SWM #4 not be required prior to plan recordation as the plan will have to be recorded prior to this change occurring

Briefing Items:

None

Other Business:

a) SALDO Amendment for right of way improvements in Rural Zoned Areas – Ms. Hitchens indicated that the proposed amendment had been drafted by the Township Solicitor and that a copy was provided for each member for review. The amendment has been sent to LCPC and neighboring municipalities. LCPC will be reviewing the amendment at their November 10, 2014 meeting.

On a motion by Mr. Keylor and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended that the subdivision and land development amendment regarding right of way improvements and curbing within rural zoned areas be adopted.

b) LUAB –Mr. Sinopoli provided a detailed report on the previous meeting. Three items were heard by the group 1) that the Lancaster City Operations Center was denied by Lancaster Township 2) that there

is a request for a conditional use within East Hempfield Township for 101 West Main Street 3) that there is a rezoning request in Manheim Township for a 5 acre portion of an 81 acre parcel next to the airport to be rezoned from I1 to Institutional and removing the airport overlay zoning to develop low income senior housing. In addition, Mr. Sinopoli noted that there were some steps taken towards the update of the Growing Together comprehensive plan. Mr. Sinopoli handed out six questions from the LUAB group as food for thought.

c) Mr. Keylor expressed his gratitude towards the Township staff that puts forth the efforts necessary to create the newsletter for the Township. The remainder of the Planning Commission agreed and asked that the Township staff person be informed of their great work.

Adjournment:

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