

Planning Commission Meeting Minutes
October 21, 2013

The regular meeting of the East Lampeter Township Planning Commission was held on Monday October 21, 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. Siesholtz, Mr. Stumpf, Mr. McCuen 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:

John Weese – Harbor Engineering
Ephriam Esch
Mark Deimler – Solanco Engineering
Henry Fisher – Fisher and Fisher
Ted Kelemen – Manheim Auto King

Glenn Miller – Bird-in-Hand Quilt Shop
Steve Gergely – Harbor Engineering
Roger Fry – Fry Surveying
Jason Guo – Manor Buffett

Minutes:

The minutes of the September 16, 2013 meeting were approved as written on a motion by Mr. Ranck and a second by Mr. Stumpf and all voting in favor.

Old Business:

a) Esch – #2013-27 – 2985 Lincoln Highway East– Mr. Weese of Harbor Engineering represented the plan and described the proposal. He reviewed the David Miller Associates letter dated September 24, 2013. There was a brief discussion regarding porous asphalt and Mr. Weese noted that all remaining conditions from David Miller Associates could be met. Mr. Weese was unsure how to apply the park and open space fees and was advised that the Board of Supervisors should be part of that conversation. Mr. Ranck read through the waiver/modification requests as noted on the David Miller Associates letter of September 24, 2013 and read the Lancaster County Planning Commission letter dated September 10, 2013. Mr. Weese noted that waiver/modification requests numbered 3 and 9 specifically had to do with street improvements and frontage. He went on to describe the frontage along Route 30 and Leven Road. Mr. Esch noted that he will be contributing ½ of the costs of the Leven Road improvements and drainage improvements through an agreement with Country Acres Campground.

Mr. Stumpf questioned what exactly was approved for the sidewalk along Leven Road for the Country Acres Campground project. Ms. Hitchens indicated that the west side of Leven Road from Route 30 up to the Campground entrance as well as curb and sidewalk at Route 30 and Leven Road intersection would be improved.

Mr. Keylor questioned if the residential north of the site sheet flows onto the Esch property? Mr. Weese indicated yes it does.

Mr. Stumpf inquired about curbing on Leven Road. Mr. Weese noted that this would be provided as part of the Country Acres Campground plan. Mr. Keylor then questioned what would happen if the Country Acres Campground plan never comes to fruition. Mr. Weese noted that is why Mr. Esch and Country Acres Campground have an agreement that the Township is privy to so that the first to develop then holds the other responsible financially for the improvements.

Mr. Keylor notes that the parking area will be pervious thus there was no new stormwater facilities, other than shown on the Country Acres Campground plan.

Mr. Siesholtz questioned if the request is that a portion of Leven Road that is not being improved be deferred and that all of Route 30 improvements be deferred. Mr. Weese indicated yes, but understand where David Miller Associates is coming from with their statement regarding waiver number 9. Mr. McCuen noted that it should be spelled out what happens in the event that the Country Acres Campground plan does not move forward. Ms. Hitchens noted that there is a private agreement between the two parties that the Township has in the Country Acres Campground file which holds either party financially responsible for improvements depending on which moves through the development process faster.

Mr. Siesholtz noted that the sidewalk along Route 30 indicates sidewalk along non-widened Route 30 while the 2008 recorded plan for Esch site shows Route 30 widened and sidewalk set back. Mr. Siesholtz also questioned if the ADA parking space is at the farthest spot and asked if that could be moved closer or if the closer area didn't meet the ADA standards. Mr. Weese indicated that they would look at the possibility.

MOTION:

On a motion of Mr. Siesholtz and a second by Mr. McCuen with all voting in favor, the Planning Commission recommended to conditionally approve the waivers/modifications numbered 1, 2, 6, 7, 8 and the land development plan based on the September 24, 2013 David Miller Associates letter and the September 10, 2013 Lancaster County Planning Commission letter. As to waivers/modifications numbered 3, 4, 5, and 9 it was recommended that Leven Road be improved in accordance with the Country Acres Campground plans and agreement between Mr. Esch and Country Acres Campground. Route 30, being that the Campground plan approved that installation be done in accordance with the Country Acres Campground plan rather than the 2008 recorded plan for the Esch site. Further, the Planning Commission recommends that a no truck entrance sign be placed along Route 30 at the egress to the site and asked that the applicant consider dusk to dawn lighting for the site.

New Business:

a) Fisher and Fisher – #2013-28 – 2337 South View Drive – Mr. Mark Diemler represented and described the project. Mr. Diemler noted that the stormwater management on the site was designed with the new regulations in mind and thus a few waivers/modifications are being considered tonight by the Planning Commission.

Mr. Keylor noted that all requested waivers/modifications are recommended to be granted by David Miller Associates in their letter dated September 13, 2013.

Mr. Diemler indicated that the applicant will work with Township staff to determine a fee-in-lieu of amount in place of open space.

Mr. Diemler noted that the comment in the Lancaster County Planning Commission letter dated October 16, 2013 regarding shared driveways should be discussed as the applicant would rather not provide such as it only eliminates 2 driveways.

MOTION:

On a motion of Mr. Stumpf and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended conditional approval of the waivers/modifications and subdivision plan subject to the David Miller Associates letter of September 13, 2013 and the Lancaster County Planning Commission letter of October 16, 2013 except for the shared driveways comment and that the applicant work with the Board of Supervisors to determine

b) Manheim Car King - #2013-29 – 2047 and 2051 Lincoln Highway East – Mr. Steve Gergely of Harbor Engineering represented and described the land development plan indicating that the existing access would be closed off, the stormwater management issues would be handled with underground pits and

that six waivers/modifications are being requested all of which are recommended for approval by David Miller Associates in their October 11, 2013 review letter.

Mr. Gergely also indicated that the applicant is willing to move the access drive to avoid the conflict with the parking spaces.

Mr. Gergely questioned if the second comment in the Lancaster County letter of October 16, 2013 regarding safe stopping distances would be necessary given that the access already exists and has been granted a highway occupancy permit.

MOTION:

On a motion of Mr. Stumpf and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended granting conditional approval of the waivers/modifications and the land development plan conditioned upon the David Miller Associates letter of October 11, 2013 and the Lancaster County Planning Commission letter of October 16, 2013 except for the safe stopping distance comment. Further, the Planning Commission indicated that the applicant should work with David Miller Associates to ensure that all of the David Miller Comments on the highway occupancy permit are addressed.

c) Bird-in-Hand Bakery - #2013-31 – 2715 Old Philadelphia Pike – Mr. Todd Vaughn of David Miller Associates represented and described the revised land development plan. Mr. Vaughn indicated that it is a revision to include a total of 400 square feet and to shift the floodplain so that there is no encroachment into of the building into the floodplain. Mr. Vaughn also indicated that the applicant did receive a verbal approval of the variance request from Leacock Township on October 15, 2013 for a setback variance. The Rettew letter dated October 17, 2013 and the Lancaster County Planning Commission letter of October 21, 2013 were both read.

MOTION:

On a motion of Mr. McCuen and a second by Mr. Siesholtz with all voting in favor, the Planning Commission recommended conditional approval of the revised land development plan subject to the Rettew letter dated October 17, 2013 and the Lancaster County Planning Commission review letter dated October 21, 2013 without the applicant needing to provide sidewalks along Route 340 given the prior modifications as was previously approved for this site.

d) Glenn Miller - #2013-32 – 2679 Old Philadelphia Pike – Mr. Miller briefly described the waiver of land development showing the removal of the existing dwelling, constructing a porch on the west side of the retail space and expanding and formalizing the parking area to the rear of the site.

Mr. Siesholtz noted that the site has curb and sidewalk along Route 340 to the parking area.

MOTION:

On a motion of Mr. Siesholtz and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended conditional approval of the waiver of land development subject to the East Lampeter Township staff letter dated October 17, 2013 and the Diehm Letter noting the impervious reduction dated October 4, 2013. The applicant shall provide wheel stops at all parking spaces and shall address all comments of staff and shall provide an as built plan upon completion that will be compared to the Diehm letter of October 4, 2013.

e) Manor Buffett - #2013-33 – 2090 Lincoln Highway East – Jason Guo, owner of Manor Buffett described the request for the waiver of land development as providing an approximately 45 square foot vestibule that would not increase the seating or waiting areas of the restaurant but would provide efficiency with heating and cooling of the restaurant. Mr. Ranck read the East Lampeter Township staff letter of October 17, 2013.

Mr. Siesholtz questioned how the down spouting and drainage would function. Mr. Guo described that they would be connecting to existing down spouting on site.

MOTION:

On a motion of Mr. Siesholtz and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the waiver of land development subject to the East Lampeter Township staff letter of October 17, 2013.

f) Lapp's Toys - #2013-34 – 2220 Horseshoe Pike – Mr. Roger Fry of Fry Surveying represented and described the stormwater management plan for the site which was a condition of a waiver of land development approval earlier in 2013. Mr. Fry noted that the plan is designed for more stormwater management than is currently needed on the site.

MOTION:

On a motion of Mr. Siesholtz and a second by Mr. Stumpf, with all voting in favor, the Planning Commission recommended conditional approval of the stormwater management plan subject to the David Miller Associates letter dated October 1, 2013 and that the applicant work with David Miller Associates and Township staff to address the remaining comments in the letter.

Briefing Items:

Mr. Fry gave a summary of the three briefing items given that they are all his clients.

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) Stormwater Management Ordinance – Ms. Hitchens indicated that the Township staff was awaiting word from either Lancaster County Planning Commission or Pennsylvania Department of Environmental Protection as to the amendment to the County Act 167 Plan which may extend the time frame in which the stormwater management ordinance must be amended or a new ordinance adopted. There are just a few minor changes that need to occur to the draft that David Miller Associates and East Lampeter Township staff have completed.

c) Draft Zoning Ordinance – at this time Ms. Hitchens has received a few revised articles and hopes to review them as soon as possible.

Adjournment:

On a motion by Mr. Siesholtz, a second by Mr. Ranck, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday November 18, 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