

Planning Commission Meeting Minutes – DRAFT  
November 10, 2015

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday November 10, 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, Mr. McCuen, 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:

Mark Campbell, Axios Consulting  
Tom Wright

Brian Cooley, DC Gohn  
Chet Lapp

Minutes:

The minutes of the October 13, 2015 meeting was approved with corrections provided by Mr. McCuen and Mr. Siesholtz on a motion of Mr. McCuen and a second by Mr. Ranck with all voting in favor.

Old Business:

- a) Planning Commission Memo to the Board of Supervisors in regards to the review of the Conestoga Valley Comprehensive Plan. Ms. Hitchens stated that the evening prior she attended the Board of Supervisors meeting at their request to discuss the process used to review the comprehensive plan and the recommendations that were made. Ms. Hitchens relayed to the Planning Commission that the Board of Supervisors was appreciative of their efforts and requested that staff provide a ranking of the recommendations to move forward. The Board of Supervisors also noted that they wished to continue to have the Planning Commission move forward with this type of review every three years.

New Business:

- a) 2806/2808 Irishtown Road - #2015-31 2-lot Subdivision Plan

Mr. Chet Lapp, landowner, and Mr. Mark Campbell of Axios Consulting were present to represent the plan. Mr. Campbell noted that the plan was simply to subdivide two existing dwellings into two lots as they currently are on one lot.

Mr. Ranck read the David Miller Associates review letter dated November 5, 2015 and Mr. Keylor read the draft Lancaster County Planning Commission review letter dated November 9, 2015.

Mr. Lapp inquired of Ms. Hitchens if the final comment on the David Miller Associates letter would prohibit him from continuing with the scheduled auction on December 15 if there were stipulations that the land could not actually be settled until the subdivision was approved and recorded. Ms. Hitchens noted that the solicitor would be contacted and the information shared with Mr. Lapp.

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 November 5, 2015 and the Lancaster County Planning Commission review letter dated November 9, 2015. The Planning Commission also recommended approval of the preliminary plan and deferral of the roadway improvements with a signed and recorded deferral agreement.

- b) Country Inn and Suites #2015-36 – Waiver of Land Development/Stormwater Management Plan  
The applicant's consultant issued an email prior to the meeting requesting that the item be tabled.

On a motion by Mr. Keylor and a second by Mr. McCuen, with all voting in favor, the Planning Commission tabled the matter until the December 8, 2015 Planning Commission meeting with the

condition that if the applicant is not prepared for the December 8, 2015 Planning Commission meeting that they provide a time extension to the Township or the request is denied.

c) 1945 Millport Road #2015-37 – Waiver of Land Development/Stormwater Management Plan  
Mr. Brian Cooley of D.C. Gohn and Mr. Tom Wright, landowner were present to represent the plan. Mr. Ranck read the David Miller Associates review letter dated November 9, 2015.  
Ms. Hitchens went over the temporary access easement request for the Township as noted within the David Miller Associates review letter and requested that the applicant's consultant insert the special exception language on the cover sheet.  
Mr. Cooley verbally requested the waiver of land development and noted that a written letter would be provided to the Township prior to 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 stormwater management plan based on the David Miller review letter dated November 9, 2015. The Planning Commission also recommended approval of the waiver of land development and deferral of roadway improvements.

Briefing Items:

a) Ironstone Homes #2015-34 2040 Pine Drive Subdivision and Land Development Plan  
Ms. Hitchens provided a brief background on the project

Other Business:

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

Announcements:

- a) A rezoning request for 2601 Lincoln Highway East from Rural to C-2 Commercial will be before the Board of Supervisors for a public hearing on December 14, 2015 at 5pm at the East Lampeter Township office building. The Planning Commission has already made a recommendation on this request at a previous meeting.
- b) This will be Mr. Stumpf's last Planning Commission meeting as a member of the Commission. A replacement for Mr. Stumpf has not yet been named. Mr. Keylor and the remainder of the Commission joined in thanking Mr. Stumpf for his over 17 years of dedication to the Planning Commission.
- c) Ms. Hitchens informed the Planning Commission that the Township would be audited by DEP for MS4 issues on November 12, 2015.
- d) The Lancaster County Planning Commission Comprehensive Plan update information was shared with the Planning Commission.
- e) Ms. Hitchens informed the Planning Commission of Lancaster County GIS day to be held on November 20, 2015.

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