

Planning Commission Meeting Minutes – DRAFT  
December 15, 2014

The regular meeting of the East Lampeter Township Planning Commission was held on Monday December 15, 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. Siesholtz, Mr. McCuen, Mr. Ranck and Mr. Stumpf. 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:

Tania Reinaman – Gannett Fleming  
Susan Green – McNeil  
Craig Weidner – McNeil  
Scott Mundorff – McNeil  
Brian Miller – ELA

Eleanor Bosserman –HACC  
Curtis English – Raudenbush Engineering  
Elijah Bell Jr.  
Tao Tang

Minutes:

The minutes of the November 17, 2014 meetings were approved as written on a motion of Mr. Ranck and a second by Mr. Siesholtz with all voting in favor after Mr. Keylor noted that email correspondence was received from Mr. Paul Artale of David Miller Associates, representing the Bird-in-Hand Restaurant at the November meeting, noting that he disagreed with the draft minutes on the Township website. Mr. Keylor asked for general consensus that the minutes as written were indicative of the business of the evening; general consensus was noted amongst the Planning Commission members.

Old Business: None

New Business:

a) McNeil Pharmaceuticals - #2014-28 1838 Colonial Village Lane – Land Development Plan

Ms. Tania Reinaman of Gannett Fleming and numerous persons from McNeil were present to represent the plan and described the improvements to be made to the stormwater and parking facilities. In addition, there is proposed a small vestibule addition to occur in the future. Ms. Reinaman noted that the rain garden and the stormwater basin labeled #2 were approved on a land development and stormwater plan in 2012 and are currently under construction. There will be additions to stormwater basin labeled #1 and there will be a system of catching the roof drainage and tying it into an existing inlet near the front of the site.

Mr. Ranck read the comments and recommendations from the David Miller Associates review letter dated December 15, 2014 and those of the December 3, 2014 Lancaster County Planning Commission review letter.

Mr. Keylor asked if there were any other outstanding issues. Ms. Hitchens noted none that she was aware of at this time.

Mr. Stumpf inquired as to where there were walkways in the rear of the building. Ms. Reinaman indicated that all staff utilizes a walkway to the southwest side of the building as everyone must enter through the front door. There is pedestrian ways along the edge of the building to the rear, however those are used for emergency exit ways.

Mr. Siesholtz questioned if David Miller Associates was in receipt of the email provided by Ms. Reinaman to Ms. Hitchens prior to completing the December 15, 2014 review letter. Ms. Hitchens noted that David Miller Associates was copied on the email. Ms. Reinaman indicated that water usage was submitted to Charlie Thomas, Director of Public Works, to determine if a DEP module or exemption would be necessary. She awaits a response.

Mr. Siesholtz noted that there has been no traffic impact study completed. Ms. Reinaman indicated

that the site has shift employees, visitors, contractors and many arrive at different times. The greatest parking need is between shift changes. This has remained constant and so there are no new peaks of traffic.

Mr. Siesholtz questioned if traffic counts were completed. Ms. Reinaman noted that no traffic counts were completed.

Mr. McCuen noted that the shifts could change in the future and it seems that the decisions being made today are based solely on their needs now. Mr. Keylor noted that if there are significant changes then there are other steps the Township could take to help reduce those issues.

Mr. Keylor noted that the Township was in receipt of favorable letters from the Police Chief, Lancaster EMS, and local fire company.

On a motion by Mr. Stumpf and a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended that the waivers of preliminary plan and sidewalks along parking compounds be granted. The Planning Commission also recommended that the applicants engineer work with the Township Engineer and Staff to determine the need for the water and sewer requirements based on the justifications provided by the applicant's engineer. Additionally, the Planning Commission recommend conditional approval of the land development plan based on the December 15, 2014 review letter from David Miller Associates and the December 3, 2014 review letter from Lancaster County Planning Commission.

b) PSP Troop J - #2014-29 2099 Lincoln Highway East – Waiver of Land Development/Stormwater Management Plan

Mr. Curtis English of Raudenbush Engineering was present to represent the request and review the project. Mr. English noted that the existing tank, which is underground, was found to be leaking and thus the need for a replacement. The new tank will be ballistic proof and double walled, thus no berm or dike system would be needed on site for any spills.

Mr. English indicated that there are a few technical issues that still need to be resolved with the Township Engineer and legal issues that will need to be discussed between the counsel for DGS and the Township Solicitor.

Mr. Ranck read the review letter from David Miller Associates dated December 5, 2014.

Mr. Keylor noted that item #11 should read East Lampeter Township, not East Donegal Township.

Mr. Siesholtz stated that answers will have to be provided to the Township Engineer in order for some of these current items to be removed from the list of comments. Mr. English indicated that they were more than willing to work with the Township Engineer on those issues.

On a motion by Mr. Siesholtz and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended that the waiver of land development be granted with a note on the cover page of the stormwater management plan which is to be recorded. The Planning Commission noted that all information indicated in the general note on the December 5, 2014 David Miller Associates review letter be added to the cover page of the stormwater management plan. Finally, the Planning Commission recommended conditional approval of the stormwater management plan subject to the David Miller Associates review letter dated December 5, 2014 with the note that comment number 11 should indicate East Lampeter Township, not East Donegal Township.

Mr. McCuen questioned if there would be a review from the Lancaster County Planning Commission.

Ms. Hitchens indicated that there would not be given that a waiver of land development was requested.

c) HACC Trail Extension - #2014-30 One Campus Drive – Waiver of Land Development/Stormwater Management Plan

Mr. Brian Miller of ELA Group, Inc. and Ms. Eleanor Bosserman of HACC were present to represent the plan. Mr. Miller noted that the intent is to extend the pathway around the remainder of the campus

behind properties recently purchased by HACC and continue the path to Campus Drive.

Mr. Ranck read the review letter from David Miller Associates dated December 5, 2014.

Mr. Keylor noted what a great job he thought HACC did with blending in the site behind the grocery store where the house was removed and that the existing path is well maintained and a benefit to the property and the residents surrounding.

Mr. Stumpf indicated that he thought it was a good plan

Mr. Siesholtz noted that while they are developing the trail consideration should be given to the amount of vegetation that buffers the neighboring properties and the area where there may be a safety issue with screening on both sides.

On a motion of Mr. Stumpf and a second by Mr. Siesholtz, with all voting in favor, the Planning Commission recommended approval of the waiver of preliminary and final land development, scale of plan, and requirement to have an operation and maintenance plan. The Planning Commission noted that the signature block should be provided on the plan dealing with the stormwater facilities and that all general notes indicated in the December 5, 2014 review letter from David Miller Associates should be provided on the stormwater management plan which is to be recorded. Finally, the Planning Commission recommended conditional approval based on the December 5, 2014 review letter of David Miller Associates.

Mr. Ranck questioned when HACC will be installing the right turn lane along Old Philadelphia Pike. Ms. Bosserman indicated that it would most likely happen in 2016.

#### Briefing Items:

a) Silverstone Bed and Breakfast – Ms. Hitchens noted that there have been some changes to the proposed plan for the site given the adoption of the stormwater management ordinance and the placement of the septic system on the site. Ms. Hitchens expected a submission for the January Planning Commission meeting but had nothing official as of this meeting.

#### Other Business:

a) Subdivision and Land Development Amendment Posting – Mr. Keylor announced that the amendment for the curbing and street improvements being removed within Rural zoning districts will be heard on January 5, 2015 at 7:30pm.

b) LUAB – Mr. Sinopoli reported that the group met on December 4, 2015 to discuss the officers of the organization. In addition, they were provided with an amendment to the West Hempfield Township zoning ordinance to allow the requirements of telecommunication towers to be eliminated when dealing with amateur radio operators and properties owned by the Township. Finally, there was discussion about funds that the LIMC had for the update of the regional comprehensive plan “Growing Together.”

c) 2015 Meeting Dates – Ms. Hitchens noted that as soon as a decision was made on meeting dates she would pass that along to the Planning Commission members in addition to it being posted on the website and published in the paper.

#### 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 in January, on a date yet to be determined 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