

Planning Commission Meeting Minutes - DRAFT
December 16, 2013

The regular meeting of the East Lampeter Township Planning Commission was held on Monday December 16, 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. 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:

Ed Becker of McNeil

Andy Beiler of A&J Power

Roger Fry of Fry Surveying

Mark Hackenburg of RGS Associates

Minutes:

The minutes of the November 18, 2013 meeting were approved as written on a motion by Mr. Siesholtz and a second by Mr. Ranck and all voting in favor.

Old Business:

a) Andrew and Martha Beiler #2013-23 at 380 Mount Sidney Road

Mr. Beiler was present to represent himself and to offer a time extension for review of the plans as his consultant continues to work through corrections based upon reviews of the Township Engineer. The Planning Commission accepted the 90-day extension so that the applicant can come to the Planning Commission with a clean plan for review.

New Business:

a) Daniel Beiler #2013-35 at 634 Willow Road

Mr. Roger Fry represented the plan explaining the proposed subdivision/lot add-on plan. Mr. Fry read the review letters dated 11/15/13 and 12/3/13 from DMA Associates (Twp Engineer) and responded to the waiver requests and comments within such letters. Mr. Fry read through the LCPC letter dated 11/13/13. Mr. Fry indicated that the access drive will be removed from the plan which addresses comment #2 under the SALDO comments and Mr. Fry will provide a note on the plan. Mr. Fry indicated that a DEP non-building waiver will be required as there are no plans for construction and this is simply a subdivision. Mr. Fry requested that this document be signed by the Planning Agency official and the Township Secretary.

On a motion of Mr. Siesholtz and a second by Mr. McCuen, the Planning Commission recommends conditional approval of the plan based on the 11/15/13 and 12/3/13 letters from DMA Associates and the 11/13/13 letter from LCPC. In addition the Planning Commission recommended granting the waiver of processing a preliminary plan and deferring road improvements, widening and curb installation along Creek Hill Road and Willow Road until such time as the Board of Supervisors determines road improvements are required given the scope of the proposed subdivision and the fact that no improvements or construction are proposed at this time.

b) Gideon Beiler #2013-36 at 928 Hartman Station Road

Mr. Fry represented the plan explaining the subdivision/lot add-on plan. Mr. Fry read through the review letter dated 11/15/13 from DMA Associates, the 11/13/13 review letter from LCPC, and the 11/25/13 letter from Upper Leacock Township.

Mr. Siesholtz question if the zoning information for East Lampeter Township was shown on the plan given the LCPC note about Upper Leacock Township. Mr. Fry indicated that it was and provided the plan for review. Mr. Fry indicated that a DEP non-building waiver would be required for this project as well and asked that the Planning Agency official and Township Secretary sign the document.

On a motion of Mr. Siesholtz and a second by Mr. Ranck, the Planning Commission recommended conditional approval of the plan based on the 11/15/13 letter from DMA Associates and the 11/13/13 letter from LCPC. The Planning Commission recommended approval of the requested waivers of preliminary planning process and plan scale and deferring road improvements, widening and curb installation along Hartman Station Road until such time as the Board of Supervisors determines road improvements are required given the scope of the proposed subdivision and the fact that no improvements or construction are proposed at this time.

c) Amos Beiler #2013-37 at 2725 Lincoln Highway East

Mr. Fry represented the plan and read through the 12/9/13 letter from DMA Associates and the 11/13/13 letter from LCPC. Mr. Fry went back and looked through historical photographs of the site and researched the site to find that one lot was subdivided from the parcel prior to the restrictive zoning being adopted by the Township. Mr. Fry noted that earlier in the day he met with Township staff to review the sewer issues along Cherry Lane and indicated that a sewer main would be placed within the ROW rather than having a lateral along Cherry Lane. Mr. Fry indicated that the applicant would provide a fee-in-lieu of parkland dedication. Mr. Fry found that the historic structure on the site is not named but has been given a reference number through LCPC.

Mr. Siesholtz questioned if the farm lane would be removed from the Amos Beiler property. Mr. Fry indicated that it would be relocated to the neighboring property.

On a motion of Mr. Siesholtz and a second by Mr. McCuen, the Planning Commission recommended conditional approval of the plan based on the DMA Associates letter dated 12/9/13 and the LCPC letter dated 11/13/13 with the applicant's consultant to continue working with Township and Authority staff on the sewer issues prior to going to the Board of Supervisors and that the farm lane be noted as being removed from the Beiler property and a note indicating such. The Planning Commission also recommended approval of the requested preliminary plan processing and clear sight triangle waiver requests. The Planning Commission recommended deferral of the modification request for widening and curb along adjoining streets given the scope of the project until such time as the Board of Supervisors determines that road improvements are required. Further, the Planning Commission recommended denial of the modification request for providing additional right-of-way.

d) McNeil #2013- 39 at 1858 Colonial Village Lane

Mr. Ed Becker of McNeil represented the requested waiver of land development for the placement of a new accessory structure (20'x40' single level) which will replace an existing smaller accessory building and two box trailers in addition to formalizing the office trailer on the site as a permanent structure of the site which was indicated as temporary on the previously recorded plans.

Mr. Becker noted that McNeil is looking to place the structure in the second quarter of 2014.

Mr. Ranck read the Township staff review dated 12/5/13

Ms. Hitchens indicated an error in the review being that this site is not within the Business Park district, but is in fact in the Industrial district where the use is allowed by right. This error would be corrected for the Board of Supervisors meeting the following evening.

On a motion of Mr. Siesholtz and a second by Mr. McCuen, the Planning Commission recommended conditional approval of the waiver of land development subject to the Township staff review of 12/5/13 and the applicant providing an as-built plan to Township staff within one year of approval of the waiver by the Board of Supervisors with notes indicating the conditions of approval for the waiver of land development.

e) Metro Bank #2013-42 at 2121 Lincoln Highway East

Mr. Mark Hackenburg of RGS Associates represented the plan. Mr. Hackenburg indicated that the proposed changes result in a reduction of 85 square feet of building and 400 square feet of total impervious cover. Mr. Hackenburg noted that Metro Bank has already constructed some of the road frontage improvements on the site given that they were subject to a PennDOT highway occupancy permit.

Mr. Ranck read through the Township staff review of 12/13/13.

On a motion of Mr. Siesholtz and a second by Mr. Ranck, the Planning Commission recommended conditional approval of the waiver of land development request subject to the Township staff review dated 12/13/13 and noting that the revised plan will change no other improvements on the site and that revised signature blocks be provided on the plan with a note that this plan will supersede the previously recorded plan for the site. Further, when the plan is sent to the Township for signature staff shall review the plan sheets to ensure that no other improvements have been changed.

Briefing Items:

- a) James Wentz/William Kintner subdivision/lot add-on plan
- b) Isaac Stoltzfus subdivision plan
- c) Mellinger Mennonite Church waiver of land development request

Other Business:

- a) Upper Leacock Township Consistency Review – Ms. Hitchens reviewed the changes that Upper Leacock Township is proposing to their Subdivision and Land Development ordinance regarding sidewalks and provided a draft letter for approval. Mr. Keylor suggested that two items be added to the draft letter 1) that East Lampeter Township appreciates the time and effort that Upper Leacock Township has put forth in reviewing their ordinance and will review this when it is time to update the East Lampeter Township Subdivision and Land Development ordinance 2) that a maximum distance of grass strip should be considered on Appendix 13.
- b) FEMA Firm review – Ms. Hitchens indicated that the Township has been provided with revised floodplain maps for review and comment.
- c) LUAB –Mr. Sinopoli went over the agenda from the LUAB meeting and distributed materials to the Planning Commission members

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 January 20, 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