

January 18, 2010

The regular meeting of the East Lampeter Township Planning Commission was held on Monday January 18, 2010 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. Ranck, Mr. McCuen, and Mr. Siesholtz. Mr. Stumpf was absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Ben Bamford	-	High Real Estate Group
Mark Stanley	-	Hartman Underhill & Brubaker - HREG
Tim Fisher	-	Horst Construction - Turkey Hill
Kevin Weems	-	Lancaster Door Service
Tara Hitchens	-	LCPC
Wilmer Esch	-	Bird-in-Hand Windows
Robert Schenke	-	Paradise Candles

Re-Organization:

John Keylor was nominated for Chairman on a motion by Mr. Siesholtz & a second by Mr. McCuen. The nominations were closed on a motion by Mr. Ranck, a second by Mr. McCuen and a unanimous voice vote.

Darrel Siesholtz was nominated for Vice-Chairman on a motion by Mr. McCuen & a second by Mr. Ranck. The nominations were closed on a motion by Mr. McCuen, a second by Mr. Ranck and a unanimous voice vote.

Randy Ranck was nominated for Secretary on a motion by Mr. Siesholtz & a second by Mr. McCuen. The nominations were closed on a motion by Mr. McCuen, a second by Mr. Siesholtz and a unanimous voice vote.

Minutes:

The minutes of the December 21, 2009 meeting were approved as distributed on a motion by Mr. McCuen, a second by Mr. Ranck and a unanimous voice vote.

Old Business:

- a. 1990 Zoning Ordinance Text Amendment – Campus Mixed Use - # 2009-28

Ben Bamford & Tom Smithgall of High Real Estate Group, and Mark Stanley of Hartman Underhill & Brubaker were present to discuss the proposal.

Mr. Bamford stated they had a review letter from David Miller Associates dated January 12, 2010 and a letter from John Keylor dated January 6, 2010. They are trying to set up a staff meeting to discuss the issues and they want to review the two letters with staff before going to the Planning Commission & Board of Supervisors for action on the zoning text amendment request.

He asked when the draft of the proposed zoning ordinance would be ready. The Planning

Commission did not know.

Mr. Stanley stated they wanted to iron out several points with staff before discussing the proposal with the Planning Commission for a recommendation.

He stated the DMA comments about the allowance of 20% residential would allow 120 acres of residential uses on the 600 acre High holdings. He explained this is not the case. The 20% residential is per project, not the entire holdings. With Greenfield Estates & Eastwood Village, 15% of their holdings are already residential. There is only 5% remaining to be used potentially for residential uses.

The residential must be part of a compatible development and only in the T-4 & T-5 zones. 40 acres is required for a compatible development.

Other requirements like buffers, open space and recreational areas further reduce the amount of residential area permitted. Mr. Stanley believes the comment is misleading.

The compatible development requirements allow the design guideline manual to be written at the end of the review process. DMA has suggested that the design manual be provided at the beginning of the process so everyone knows what they are looking at and what to expect of the development.

Mr. Stanley explained they were just trying to get maximum flexibility for High. They don't know what may end up being proposed. They suggest that a list of what component guidelines would be included in the development be provided when the development is proposed.

They want to come back at the Planning Commissions February 15th meeting.

Mr. Keylor stated the definitions need to reflect the current zoning ordinance, many of theirs do not. Some definitions are confusing and need to be clarified.

Mr. McCuen expressed concern that the existing Eastwood Village residential uses in the flood plain could be abandoned and those residential units placed elsewhere. He also had concerns with a minimum lot width of 16 feet. Not much fits on a 16 foot wide lot.

He suggests waiting for the new zoning ordinance draft before tackling the Campus Mixed Use.

Mr. Stanley wants the proposed Campus Mixed Use text amendment to be added to the existing zoning ordinance now.

Mr. McCuen suggested looking at all potentially affected properties in the area, not just those owned by High Properties.

Mr. Stanley stated they do not want the CMU district where railroad tracks abut the property.

Mr. Bamford stated High cannot bring properties not owned by High into the mix.

Mr. Young asked that live-work units not necessarily relegate the "work" part of the unit to the first floor only. There is nothing wrong with mixing residential & non-residential uses within a

building beyond the first floor.

Mr. Siesholtz stated guidelines must be compatible with what's there now.

Ms. Hitchens explained that mixed use is on the property and not necessarily within one building. They have areas for industrial and areas for residential & commercial mixed. They have both areas on the property & within buildings.

Mr. Siesholtz stated the ordinance doesn't say it will be that way, only that it can be that way. The ordinance should require the mixture.

Mr. Smithgall explained the T-5 area cannot be all residential. It can only be a total of 19 acres, but not all the T-5. He explained there are no assurances that this will happen, but points to what High has done in the past and their commitment to the investment they have made in the past to Greenfield as their best assurance of what will happen at Greenfield in the future.

This proposal is a re-commitment to continuing what has been started at Greenfield.

Mr. Stanley stated that any new development must be consistent with the as-built development. High will not sell parcels out of their holdings.

There were no audience comments.

New Business:

- a. Paradise Candles – Waiver of Land Development Plan Processing – 3000 Lincoln Highway East - # 2009-36

Bob Schenke of Paradise Candles was present to discuss the project. He explained that Paradise Candles had had a retail shop and associated manufacturing at the site for years. They recently closed the retail operation but continued to manufacture their candles on the site.

They have been approached by an on-line retailer to open a retail store in the former Paradise Candles retail store at 3000 Lincoln Highway East.

The staff letter of January 15, 2010 was read. Due to existing lot area and the sole manufacturing use not incidental to a retail operation, this project requires Zoning Hearing Board approval.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the waiver request subject to the staff letter of January 15, 2010, revising the plot plan as requested and obtaining the necessary zoning approvals for the project.

Mr. Ranck seconded the motion, which passed by unanimous voice vote.

- b. Bird-in-Hand Windows – Waiver of Land Development Plan – 365 Lynwood Road - # 2009-39

Wilmer Esch of Bird-in-Hand Windows was present to discuss the project. He explained they

wanted to extend their building roof over an existing paved area in the property and enclose one side of the roofed area for outside storage.

There is no new impervious area being added and no additional employees being added as the result of this project.

The staff letter of January 14, 2010 was read.

There were no audience comments.

Mr. Keylor asked for the use of the addition. Mr. Esch explained it was for storage. They are paved almost to the property line.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing subject to the staff letter of January 14, 2010 and obtaining the necessary Zoning Hearing Board variance.

Mr. Siesholtz seconded the motion, which passed by unanimous voice vote.

- c. Turkey Hill Minit Markets – Waiver of Land Development Plan – 2453 Old Philadelphia Pike - # 2009-40

Tim Fisher of Horst Construction was present to discuss the project. Turkey Hill wants to renovate its existing store at 2453 Old Philadelphia Pike and include an ADA accessible bathroom. To do that they need to relocate some of their existing storage elsewhere to get the room needed for the ADA restroom.

They wish to place an 8 foot by 10 foot shed to the rear of their existing building.

The staff letter of January 14, 2010 was read.

There were no audience comments.

Mr. Fisher explained the shed will be used to store paper products.

The shed will be placed over existing grass area. Staff suggested that either storm water management facilities must be provided for the additional run off generated by the shed, a waiver of swm must be obtained or an equivalent paved area must be removed from the site to balance the pre-development / post-development impervious area.

A variance from the Zoning Hearing Board is also required for the rear yard setback encroachment from the proposed shed.

Mr. Fisher explained Turkey Hill is doing these renovations at other Turkey Hill locations to add the ADA restrooms.

Mr. Fisher was asked about road improvements at the site. He explained the addition of curbing and sidewalk would be difficult here due to the size of the site.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing and the deferral of road improvements subject to the staff letter of January 14, 2010 and obtaining Zoning Hearing Board approval for the rear yard setback encroachment of the proposed shed.

Mr. Ranck seconded the motion, which was passed by unanimous voice vote.

- d. Lancaster Door Service – Waiver of Land Development Plan Processing - 1851 Lincoln Highway East - # 2010-01

Kevin Weems of Lancaster Door Service was present to discuss the project. He is currently operating his business as Lancaster Door Service from the property at 1851 Lincoln Highway East. He is purchasing the Lancaster Building Supply Window & Door Sales business and wants to operate that business from the same location to take advantage of the Lancaster Building Supply name recognition.

The staff letter of January 14, 2010 was read.

Mr. Weems explained that the former dwelling on the site is now his office and one of the two commercial buildings was demolished. There will be two commercial uses on the site and no residential use.

A zoning variance is necessary for the minimum lot area requirements due to the size of the lot.

There were no audience comments.

The potential for the Supervisors to require road improvements along the frontage of Lincoln Highway was discussed.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing subject to the staff letter of January 14, 2010 and obtaining Zoning Hearing Board approval for the minimum lot area requirements.

Mr. Ranck seconded the motion, which was passed by unanimous voice

Other Business:

- a. LUAB

Mr. Ranck stated that LUAB discussed the Chick-Fil-A re-zoning petition. The consensus supported the re-zoning petition. They liked the idea that Chick-Fil-A is not open on Sunday.

- b. Official Map

Tara Hitchens from LCPC was present to talk about official maps. She explained the Municipalities Planning Code allows municipalities to adopt an Official Map. They can be used to map existing & future roads, parks, tree canopies, sewer and water systems, schools, storm water management facilities, trails, etc. There are a number of items listed in the MPC. We can map whatever suits the Townships needs and desires.

Several Townships in the County have just gone through this process.

Mr. Keylor explained that Upper Leacock Township is investigating the process and has invited East Lampeter & West Earl Townships to work with them on the project and possibly developing a regional official map.

Ms. Hitchens explained that GIS may be able to help with the mapping or it may be possible for some of the unused PennDOT / Route 23 funding to be used to pay for the project.

The Planning Commission is to study the official map and recommend to the Board of Supervisors what direction to take.

Mr. McCuen recommended that the Planning Commission recommend to the Board of Supervisors that we look into creating an official map. The consensus from the Planning Commission was to recommend to the Supervisors that we pursue an Official Map.

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 February 15, 2010, at 7:30 P.M. at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Respectfully submitted,

Lee Young, Zoning Officer