

January 23, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday January 23, 2012 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. Stumpf, Mr. McCuen, and Mr. Ranck. Mr. Siesholtz was absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Jason S. Mertz	-	Worley & Obetz, Inc
Bill Swiernik	-	Integrity Bank / DMA, Inc.
Brian Shaub	-	LHE Properties, LP

Re-Organization:

John Keylor was nominated for Chairman on a motion by Mr. Stumpf & a second from Mr. McCuen. The nominations were closed on a motion by Mr. Ranck & a second by Mr. McCuen.

Darrel Siesholtz was nominated for Vice-Chairman on a motion by Mr. Stumpf & a second from Mr. McCuen. The nominations were closed on a motion by Mr. Stumpf & a second by Mr. Ranck.

Randy Ranck was nominated for Secretary on a motion by Mr. Stumpf & a second from Mr. McCuen. The nominations were closed on a motion by Mr. McCuen & a second by Mr. Stumpf.

The slate was approved by unanimous acclamation.

Minutes:

The minutes of the December 19, 2011 meeting were approved as distributed on a motion by Mr. Ranck, a second by Mr. McCuen and a unanimous voice vote.

Old Business: None

New Business:

- c. Integrity Bank - Preliminary / Final 3 Lot Subdivision Plan – 2470 Ellendale Drive - # 2011-24

Bill Swiernik of David Miller Associates, Inc. was present to discuss the project. He explained that the property is situated on the south side of Ellendale Drive west of the Quality Center shopping center & north of the newly opened Chick-Fil-A.

There is an existing dwelling on the property & the applicants wish to create two additional residential lots for the construction of two new dwellings. There will be a small detention basin to handle the additional storm water runoff created by the proposed development.

The lots will be served by public sewer & on-lot wells. The application for sewer capacity is with the East Lampeter Township Sewer Authority for their response.

Mr. Swiernik explained that the lots are all considerably larger than the minimum lot area of 10,000 square feet. It was noted that several applications to both the Zoning Hearing Board & the Board of Supervisors for various designs were not able to be approved. The design being proposed is the only one that will not require waivers, modifications or variances to be approved.

They are requesting waivers of preliminary plan processing & plan scale size. They are also requesting deferrals of road widening and the installation of curb & sidewalk along the existing road frontage.

They have the Rettew Associates review letter of January 10, 2012 and they can come into compliance with all their comments. The Rettew review letter was read.

Mr. Swiernik explained that the soils types have been added to the plans and that public water is not available at the site.

They have requested approval of lateral design & capacity from the Township Sewer Authority.

They have provided a cost estimate for the required improvements.

The draft of the Lancaster County Planning Commission letter of January 17, 2012 was read. It stated that the applicant needs to submit a completed Appendix 5 for the storm water management agreement.

There were no audience comments.

Mr. Stumpf agreed that the road should not be widened, it could become more dangerous.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Land Development Plan; the requested waivers of preliminary plan processing & plan scale size; and the deferral of the road widening, the installation of curb & the installation of sidewalk along the existing road frontage subject to the Rettew Associates letter of January 10, 2012 and the draft LCPC letter of January 17, 2012 December 15, 2011.

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

- d. LHE Properties, LP – Waiver of Land Development Plan Processing – 2357 Lincoln Highway East - # 2012-01

Brian Shaub of LHE Properties, LP was present to discuss the project. The owners would like to upgrade the building by adding a fire suppression system (sprinklers). They approached the City of Lancaster for water service & where told that the City did not have the capacity to supply their proposed sprinkler system.

One option they were given was to connect to the neighboring Goodwill store's water lateral, but the City required that the insurance company for each party authorize the connection. Goodwill's would not.

The last option was to construct a water tank with a pump to supply water to the sprinkler

system. That is what they are planning to do, to install a water tank on the property. They are requesting a waiver of land development plan processing for the project.

The staff letter of January 17, 2012 was read.

There were no audience comments.

Mr. Young explained that they will need a permit and building code inspections to install the system. What they install must meet the Uniform Construction Code.

Mr. Shaub stated that the pump will be electric powered with the cut-off to the building installed between the pump & the building so that cutting power off to the building will not affect power to the pump.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the requested waiver for the land development plan processing subject to the staff letter of January 17, 2012.

Mr. Stumpf seconded the motion, which was approved by unanimous voice vote.

- a. Worley & Obetz - Waiver of Land Development Plan Processing – 202 Greenfield Road - # 2012-02

Jason Mertz of Worley & Obetz, Inc. was present to discuss the project. They have a fueling station business at 202 Greenfield Road. They are proposing to install two 1,000 gallon above ground tanks for diesel exhaust fluids. This will be an added feature for their diesel customers.

The staff letter of January 17, 2012 was read.

There were no audience comments. Mr. Stumpf asked if the fluid was flammable. It is not. When asked about traffic flow, Mr. Mertz explained that the tanks would be located at the end of the fuel dispensing island and would not impede their normal traffic flow.

When asked what the diesel exhaust fluid was for, Mr. Mertz explained that the manufacturers of new diesel engines all require a diesel exhaust fluid be used in conjunction with the new diesels to assist the catalytic converter in its operation & further reduce harmful exhaust gases exhausted from the vehicle.

The newer diesel vehicles all have a tank on board to contain this diesel exhaust fluid. They are proposing to dispense the fluid at their fueling islands as an additional service and a convenience to their diesel customers.

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 17, 2012.

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

Other Business:

## c. LUAB

Two review letters written following LUAB's January meeting were discussed. One involved re-zoning the Burhle Industries tract on New Holland Pike in Lancaster City, which was determined to be consistent with the Growing Together Comprehensive Plan.

The other was a re-zoning request in Millersville Borough for additional student housing, which was determined not to be consistent with the Comp Plan.

Mr. Keylor wished to express appreciation on the part of the Planning Commission for the report letters from the Executive Director of the LIMC. They were very helpful to the Commission and Mr. Keylor requested that staff direct a memo to the director so stating.

## d. 2011 Draft Zoning Ordinance

Mr. Young explained that are still waiting for the attorneys to work through the legal ramifications of West Earl's not participating in the process anymore. There are two potential solutions. One is to revise the implementation agreements to remove West Earl from the process and still allow the shared uses. The other is to eliminate the shared uses and just adopt the new Ordinance as is. That decision hasn't been made yet.

Also, there has been some discussion about Greenfield Corporate Center and revisions High Associates would like to have made to the proposed Business Park district. There have been discussions with the owner, but no decision on how or when any changes will happened has been determined as yet.

Once the two issues are settled, the adoption process will begin.

Adjournment:

On a motion by Mr. Stumpf, 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 27, 2012, at 7:30 P.M. at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Respectfully submitted,

Lee Young, Zoning Officer