

January 24, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday January 24, 2011 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:

Michael Saxinger	-	ML Saxinger & Assoc. – Lafayette Fire Co
Roger Fry	-	Leola – Henry Beiler Re-Zoning
Jim Nolt	-	Nolt's Mill – Bird-in-Hand
Julie Hoover	-	10 Willowdale Drive
Don & Sue Mallory	-	13 Willowdale Drive
Judy & Matt Shaffer	-	Willow Street
Angela & Wad Macfarland	-	Nolt's Mill – Bird-in-Hand
Scott Bradberry	-	US Commercial Realty – Nolt's Mill
Lynn Commero	-	Lancaster Newspapers
Joe Webber	-	2487 Willow Hill Drive

Minutes:

The minutes of the December 20, 2010 meeting were approved as distributed on a motion by Mr. McCuen, a second by Mr. Ranck and a unanimous voice vote.

Re-Organization:

John Keylor was nominated for Chairman on a motion by Mr. Siesholtz, a second by Mr. Ranck, & approved by unanimous voice vote.

Darrel Siesholtz was nominated for Vice-Chairman on a motion by Mr. McCuen, a second by Mr. Ranck, and approved by unanimous voice vote.

Randy Ranck was nominated for Secretary on a motion by Mr. McCuen & a second by Mr. Siesholtz, & approved by unanimous voice vote.

Old Business: None

New Business:

- a. John & Fannie Speicher – Sketch Plan – Two Lot Subdivision – 424 Mt. Sidney Road _ # 2010-39

Mr. Young explained that the applicant had orally informed him that he wished to withdraw the application. His sons are not interested in the lot as previously thought.

- b. Chick-Fil-A – Preliminary / Final Land Development Plan – 2467, 2471, & 2475 Lincoln Highway East - # 2010-40

Mark Stanley of Hartman Underhill & Brubaker, John Martinez of KZA Engineering and Scott

Thigpen of Chick-Fil-A were present to discuss the project.

Mr. Stanley stated they had been to the Planning Commission previously for their re-zoning petition. The property was re-zoned to C-2 Commercial.

The project is at the northeast corner of Willowdale Drive & US 30.

They have comments from David Miller Associates, Grove Miller Engineering & LCPC. They have met several times with staff regarding design issues and with the neighbors regarding their issues with the project.

Mr. Martinez stated there are three houses on the property that will be demolished. Two driveway connections to Quality Centers are being proposed along with one driveway access onto Willowdale Drive.

The restaurant will have 136 seats in the 4,237 square foot building.

Mr. Stanley explained that no commercial deliveries to the site will be permitted to go through the Willow Acres development. They are to enter and exit via US 30.

They are looking at traffic calming devices for the Willowdale drive and signage prohibiting right turns out onto Willowdale Drive.

They have looked at installing three speed tables as shown on a neighborhood overview plan if that is what the Board of Supervisors request. They will put up the funds to install the speed tables and allow the Supervisors to use the funds for traffic calming as they see fit to use them.

The David Miller Associates letter of January 17, 2011 was read.

Mr. Stanley explained that while the driveway access unto Willowdale Drive does not meet the clear sight triangle requirements, the exit will be controlled by a stop sign and there is sufficient sight distance at the edge of the cartway of Willowdale Drive.

The Lancaster County Planning Commission letter of December 14, 2010 was also read.

Sidewalks are to be connected to the existing sidewalks in front of Quality Centers.

Donald Denlinger of 13 Willowdale Drive has concerns about traffic on Willowdale Drive. His suggestion is to make the Willowdale driveway an entrance only, no exit onto Willowdale.

There is an eight (8) foot high solid fence with a landscape buffer proposed to be installed along the northern property line adjacent to the neighboring residential property. It was suggested that the fence be placed 2 to 3 feet off the property line.

Lighting was also discussed and the lighting is to be directed downward onto the site using shoebox fixtures. Mr. Stanley said this would be done.

Julie Hoover from 10 Willowdale Drive across the street from the driveway agreed that the driveway onto Willowdale should be an entrance only. She stated there are two C.V. school bus

stops on her side of the street.

Joe Webber stated that the speed tables are being suggested as a result of the commercial traffic from the development. He doesn't feel that the residential development should be inconvenienced with speed tables to accommodate the increased commercial traffic.

He also asked if the Traffic Impact Study was available for public review.

Mr. Keylor suggested that there are other alternatives to speed tables.

Mr. Stanley stated they are trying to restrict right out movements and have looked at other options. The applicant will restrict trucks from making right turns onto Willowdale Drive and will escrow funds for the speed tables for five years.

Mr. McCuen asked about light shining onto the Hoover property at night. Mr. Stanley stated they have offered landscaping to help reduce this problem.

Mr. Stanley stated that Chick-Fil-A is doing what it can to satisfy the neighbors issues. They have had driveways elsewhere that restricted exiting turn movements.

Mr. Siesholtz asked if the Traffic Impact Study counted trips on Willowdale Drive and do the number of trip through Willow Acres warrant speed tables.

Mr. Siesholtz moved to recommend to the Board of Supervisors approval of the preliminary / final land development plan and the requested waivers of preliminary plan processing, 54 foot clear sight triangle & plan scale subject to the David Miller Associates letter of January 17, 2011, the LCPC letter of January 14, 2011, setting up an escrow account to cover the cost of three speed bumps, re-align the exit driveway onto Willowdale Drive to discourage right turns out, signage for left turns only onto Willowdale Drive, look at TIS for traffic light timing at Willowdale Drive & US 30, resolve issues with Ms. Hoover and move northerly fence 2 to 3 feet from property line.

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

c. Lafayette Fire Company – Revised Final Plan – 1836 Lincoln Highway East - # 2011-42

Mike Saxinger of ML Saxinger Associates was present to explain the project. He stated that the Land Development Plan for the construction of a new fire station has been approved and recorded. After recording the plans, it was discovered that some of the metes & bounds descriptions on the lot were incorrect. The Revised Land Development Plan is being proposed to correct those lot descriptions errors.

No other changes are being made to the plans.

There were no audience comments.

On a motion by Mr. McCuen, a second by Mr. Siesholtz, and a unanimous voice vote, the plans were recommended to the Board of Supervisors for approval.

d. Henry Beiler – Re-Zoning Petition – Compliance with C.V. Comp. Plan – Upper Leacock Township

Roger Fry of Fry Surveying was present to discuss the proposal. Mr. Beiler has a farm located at 107 South Maple Avenue in Leola. The farm is preserved. He has a house lot that is currently zoned industrial and he wants to do an add-on to that lot. The Industrial District does not permit residential use.

He has petitioned Upper Leacock Township to re-zone to property to residential and to change the Land Use Map in the C.V. Comp. Plan. West Earl Township has already found that the proposal is in general conformance with the C.V. Comp. Plan & Upper Leacock Township has passed to the proposal pending the East Lampeter Township recommendation.

There were no audience comments.

On a motion by Mr. McCuen, a second by Mr. Ranck and a unanimous voice vote, the Planning Commission stated that the Henry Beiler Re-Zoning Petition is in general conformance with the C.V. Comp. Plan.

e. Nolt's Mill / Wade Macfarland – Historic Overlay Conditional Use Hearing – 2551 Old Philadelphia Pike - # 2011-01

Wade Mcfarland & Jim Nolt were present to discuss the project. Mr. Mcfarland stated that they wanted to have a brew pub set up in the rear barn under the Historic Overlay District. Initially, the mill building would be used for storage.

The brew pub would be ADA accessible.

The facility would sell craft sodas & beer as well as related merchandise and light food fare.

The Rettew Associates letter dated January 20, 2011 was read.

It was questioned whether the mirco brew use in the barn would qualify under the Historic Overlay District. Mr. Mcfarland stated the barn was built in 1907 & the mill was built in 1770.

The location of the flood plain was discussed. The flood plain is shown on the plot plan. All buildings and spaces being proposed for use are outside or above the elevation of the flood plain.

Retail merchandise had been sold from the Mill so the retail use is not changing. The restaurant will need to comply with all applicable codes.

The house, the mill & the barn are all on one property. The house will remain. There is a gravel area for overflow parking.

Traffic will enter the property at the easterly driveway and exist via the westerly existing driveway. A fence will be erected along the driveway to separate the mill property use from the adjoiners residential use. The adjoiners have their own driveway into their property.

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Traffic will flow one way through the site. Six parking spaces are required by ordinance & eight are shown on the plans. Which spaces are for which use? Mr. McFarland explained there will be a business office for the brew pub, restaurant parking, employee parking & parking for the house.

There was question about the ability of trucks making the necessary turning movements in the site. Must show turning templates. A greenbelt needs to be shown. The question of the safety of the bridge was also raised.

There were no audience comments.

Mr. McCuen asked about the brew pub needing 8 parking spaces but having no seating.

Mr. McFarland stated there would be a tasting room to sample the craft beer & soda similar to what is done at a winery at first.

The pub aspect would come later with the food. The Pennsylvania Liquor Control Board requires food service with a brew pub.

There will be no seats, just counter service or high top tables. Initially, it will be come in, taste the product & leave.

They expect to have 4 or 5 employees with two on-site at a time. There will be an office in the second floor of the barn building with the brew pub in the barn also.

The mill building will initially be used for storage but they want to renovate the mill for eventual use as a restaurant with the brew pub. They need more parking for the restaurant, but can't get it right now.

They need to verify land areas required for each use; i.e. the brewery, the food service, and the dwelling.

Mr. McCuen suggested looking at parking surfaces other than asphalt to be more in keeping with the look of the mill.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the conditional use application subject to the Rettew Associates letter of January 20, 2011, more detail needs to be presented to the Board as requested in the Rettew Associates letter.

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

Other Business:

a. LUAB

Mr. Young stated that the Board of Supervisors will be appointing David Sinopoli, Assistant Zoning Officer, as representative to LUAB and Lee Young, Zoning Officer as alternate to LUAB at their next Board meeting replacing Randy Ranck & Dan McCuen.

Mr. Keylor read a letter he would like to submit to John Ahlfeld congratulating him on his pending retirement.

Mr. Keylor made a motion to forward the letter to Mr. Ahlfeld. Mr. Siesholtz seconded the motion, which passed by unanimous voice vote.

b. Official Map

Mr. Young & Mr. McCuen will be meeting with Tara Hitchens from Lancaster County Planning Commission later this week to finalize what we want on the Official Map.

c. Draft Zoning Ordinance

Mr. Young stated that the committee consisting of Ralph Hutchison, John Keylor & Lee Young are meeting to discuss comments received on the draft zoning ordinance from Steve Kraybill Township solicitor, Township engineer Scott Hain, LCPC staff & Jerome Skrincosky of Hawk Valley Associates.

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 28, 2011, at 7:30 P.M. at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Respectfully submitted,

Lee Young, Zoning Officer