

February 15, 2010

The regular meeting of the East Lampeter Township Planning Commission was held on Monday February 15, 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, Mr. Stumpf, and Mr. Siesholtz. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Ben Bamford	-	High Real Estate Group
Tom Comitta	-	High's Campus Mixed Use – TCA - HREG
Craig Williams	-	Strausser Surveying & Engineering
Chris Venarchick	-	RGS Assoc. - Warrington
John Martinez	-	2317 Highway 34 – Chick-Fil-A
Justin Thornton	-	2317 Highway 34 – Chick-Fil-A
Dale Yoder	-	Cornerstone Design – 2160 Condo Assoc.
John L. Stoltzfus	-	58A Witmer Road
Bob Flinchbaug	-	Register Assoc. – John Stoltzfus
Mark Stanley	-	Hartman Underhill & Brubaker – High Campus Mixed Use
Don Barrett	-	Rettew Assoc. – Country Club Apts.

Minutes:

The minutes of the January 18, 2010 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, Tom Comitta of TCA, and Mark Stanley of Hartman Underhill & Brubaker were present to discuss the proposal.

Mr. Bamford stated they had meet with staff and have made changes to their proposal.

Mr. Comitta explained they have added definitions to some previously undefined terms.

The single family unit was removed from the T-5 district. They reviewed the compatible development section and 15% of the project area is already residential. Their proposal would add only 3% more residential than currently exists. The only residential is live-work and apartments over non-residential uses in the compatible development.

Mr. Stanley stated they are looking for a recommendation on the formally submitted application and comments on the latest revisions. They will re-submit the ordinance amendment to LCPC, return to the Planning Commission & Supervisors with residential only allowed in the T-4 zone.

There were no audience comments.

Mr. Bamford stated there are 238 units in Eastwood Village.

Mr. Stumpf asked about over 55 residential units. Mr. Bamford stated that would not affect Eastwood Village if they did 55 + housing.

Mr. McCuen stated there is still a provision for 16 foot wide lots. Are they to keep Eastwood Village from becoming non-conforming or to allow for smaller townhouses? They agreed to make the minimum lot width 18 feet in any new developments.

They stated that the lots in Phase IV of Eastwood Village are wider than 18 feet.

Mr. Keylor asked to have the compatible development explained.

Mr. Comitta explained it provides for a minimum of 5% residential with a maximum of 40% residential. There are on 23 acres of undeveloped land within the T-4 district.

They want more residential than just the Greenfield Estates apartments and the Eastwood Village manufactured housing development.

Mr. Stanly explained they are eliminating residential in the T-5 district and allowing it only in the T-4 district. With 20% open space, 5% non-residential and 75% maximum lot coverage, only 14 acres could be developed as a compatible development.

Mr. Keylor is concerned with front yard setbacks and potential building heights within the CMU.

Mr. Smithgall stated that three generations of Highs and ongoing have not sold the land. They have converted from Greenfield Industrial Park to Greenfield Corporate Center. They are committed to doing things better than the ordinance requires. We need to trust each other and have innovative leadership.

Mr. Siesholtz stated he noticed that the compatible development tract eliminated the 40 acres from the definition. But is the 40 acres in for how the compatible development is applied?

Mr. McCuen is still concerned with the 16 foot minimum lot widths. Not much of a house can be built on 16 feet.

Mr. Keylor asked how tall a live-work building can be.

Mr. Comitta stated they would clean up the proposal and return.

Mr. Stanley noted they will not be returning to Upper Leacock Township or West Earl Township for further review as they have already stated that the proposal is generally consistent with the C.V. Comp. Plan.

Mr. Keylor made a motion to recommend to the Board of Supervisors that they deny the text amendment as proposed based on the David Miller Associates letter of January 12, 2010 issued on December 21, 2009, the deficiencies in the definitions, inconsistency with the East Lampeter Township Revised Zoning Ordinance of 1990, and the proposed potential reduction of industrial & commercial land available for development within the proposed Campus Mixed Use area.

Mr. Stumpf seconded the motion, which was passed with four voting for the motion and Mr.

McCuen abstaining.

With regards to the draft revisions, Mr. Stumpf commented on the proposed building heights. Mr. Keylor doesn't see the need for the CMU when they can use the existing ordinance and simply re-zone land for residential use.

New Business:

- a. Wilmer, John Michael & Henry Fisher – Preliminary / Final Land Development Plan – 669 Hartman Station Road - # 2009-31

Henry Fisher & Craig Williams of Strausser Surveying & Engineering were present to discuss the project. Mr. Williams explained this is adjacent to a similar project Mr. Fisher did several years ago. They are proposing a 40,480 square foot commercial warehouse for contractors' offices and storage.

They have the David Miller Associates and LCPC review letters.

They are requesting waivers of preliminary plan processing, plan scale size, and the installation of curb & sidewalk along the interior of the tract. They are also requesting deferments of the required road widening and the installation of curb & sidewalk along the road.

The David Miller Associates letter of February 15, 2010 was read as was the LCPC letter of November 24, 2009.

There were no audience comments.

Mr. Siesholtz 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 installation of curb & sidewalk along the interior of the tract and the requested deferments of the required road widening and the installation of curb & sidewalk along the road subject to the David Miller Associates letter of February 15, 2010 and the LCPC letter of November 24, 2009.

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

- b. Warrington – Conditional Use Revision – 2219 Harmony Hill Drive - # 2010-02

Chris Venarchick of RGS Associates was present to discuss the proposed revisions to the Conditional Use plan approved June 17, 2008.

The project is located at the southeast corner of the intersection of Hornig Road and New Holland Pike.

They are looking to permit one way streets, 16 foot cartway widths, right-of-way width modifications, curve radii reductions and shorter street bulb-out lengths.

They are proposing one way streets with 16 foot cartway for Street B because PennDOT wants the intersection of Street B with New Holland Pike to be right turn out only, for Street H for

internal traffic control, and Street F around the green area at the street connection with Harmony Hill Drive & Coach Light Lane. While the Optional Density Incentive requires 20 foot cartway for street classification B, liquid fuels reimbursement is available if the street width is at least 16 feet.

They have eliminated one of the one ways for Street H by re-locating the green area it was to encircle and eliminating the encircling street.

The right-of-way width request has been eliminated. They will comply with that requirement.

They have four intersections where the bulb-out measurements don't meet the ODI lengths. These are unchanged from the plans from the Conditional Use Hearing, but this deficiency was not specifically granted as a modification in the original hearing.

They are asking for a reduction in the minimum street centerline radius from 80 feet to 42.5 feet.

There were no audience comments.

Mr. Ranck asked for clarification on the bulb-outs. Mr. Venarchick explained they were to prevent parking too close to the intersection and better define the on-street parking area. They also serve as a traffic calming device.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the requested modifications to the original Conditional Use Hearing plans subject to the David Miller Associates letter of February 15, 2010.

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

- c. Lancaster Ag. Products – Waiver of Land Development Plan – 60 No. Ronks Road - # 2010-03

The applicant has requested that action on this request be postponed until they have had time to respond to the David Miller Associates comment letter.

Mr. Keylor made a motion to postpone action on their waiver request unless and until the Township's allotted time to act on the plan is due to expire, at which time the recommendation to the Board of Supervisors is to deny the application

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

- d. Chick-Fil-A – Petition to Re-Zone – Lincoln Highway @ Willowdale Drive - # 2010-04

Mark Stanley of Hartman, Underhill & Brubaker and John Martinez of KZA Engineering were present to discuss the proposal. He explained there are four properties at the northeast corner of the intersection of Willowdale Drive and Lincoln Highway East comprised of 1.9 acres more or less that are being proposed for re-zoning from R-2 Residential to C-2 Commercial. In 2005, the Conestoga Valley Regional Strategic Comprehensive Plan's Future Land Use Map was revised to designate this area as future commercial use instead of the original residential use that had been shown on the map.

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They have been to Upper Leacock Township & West Earl Township and both determined that the re-zoning request is consistent with the C.V. Comp. Plan. They also have a comment letter for LCPC for the project.

The David Miller Associates letter of February 15, 2010 was read.

Julie Hoover of 10 Willowdale Drive had comments. She is opposed to the re-zoning as the entrance driveway to the proposed Chick-Fil-A as shown is to be directly across from her existing residential driveway.

It was explained that PennDOT will not permit a full access driveway from Lincoln Highway to the property. She asked if Chick-Fil-A's proposed driveway connection to the Quality Centers property could be Chick-Fil-A's only access to the property.

The LCPC draft letter of February 8, 2010 was read.

The Planning Commission stated there would be landscape buffers and lighting requirements to mitigate the development's impact on the residential neighbors.

The LIMC Land Use Advisory Board letter of January 7, 2010 was read. It stated in part that the proposal is not necessarily consistent with the Growing Together Comprehensive Plan, but that the properties are not really contiguous to residential use. Any proposal needs to be sensitive to their impact on the residential neighbors.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the re-zoning request subject to the conditions of the David Miller Associates letter of February 15, 2010 and the landscaping & lighting comments of the LUAB letter of January 7, 2010 & the LCPC draft letter of February 8, 2010.

- e. Country Club Apartments – Waiver of Land Development Plan – Dumpster Re-Locations  
– 101 Aaron Lane - # 2010-05

Don Barrett of Rettew Associates was present to discuss the proposal. He explained that revisions are being proposed to several of the dumpster site locations to provide better handicap accessibility to the dumpsters. The regular enclosure entrance gates close too fast to allow easy wheelchair access.

The units are being made deeper and wider to accommodate different doors that are more wheelchair friendly. The changes will cause the loss of two existing parking spaces, but they have extra parking on the site.

The David Miller Associates letter of February 11, 2010 was read.

The trash hauler had suggested the changes to the dumpster doors.

Mr. Ranck made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing subject to the David Miller Associates letter of February 11, 2010.

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

- f. John & Barbara Stoltzfus – Waiver of Land Development Plan – Additional Dwelling – 58A Witmer Road - # 2010-06

Bob Flinchbaug of Register Surveyors was present with Mr. Stoltzfus to discuss the project. He explained Mr. Stoltzfus wants to add an additional dwelling unit to the farm for his son & future daughter-in-law, who will be marrying soon.

There is already a two unit farm house and an ECHO house on the farm. Mr. Stoltzfus' father-in-law lives in one of the farm house units and his caregiver daughter lives in the ECHO unit.

Once the father-in-law is no longer on the farm, John's son will move into the farm house.

The David Miller Associates letter of February 12, 2010 was read.

There were no audience comments.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the waiver of land development request subject to the DMA letter of February 12, 2010.

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

- g. 2160 LHE Condo Association – Waiver of Land Development Plan – 2160 Lincoln Highway East - # 2010-07

Dale Yoder of Cornerstone Architects & Design was present to discuss the project. He explained that the project is in the shopping center in front of Lancaster Mennonite High School and east of Friendly's. The existing parking lot is non-conforming in number & size of parking spaces. They are not adding occupiable space or additional impervious area. They are not losing any parking spaces either.

They are adding a stair tower at the east end of the building with a roof covering, a re-configured stairway at the intersection of the two wings of the building at the primary building entrance, and an enclosure for the existing walkway along the front of the west wing of the building. They are also making façade improvements along with the other work.

The David Miller Associates letter of February 15, 2010 was read.

There were no audience comments.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the waiver of land development request subject to the DMA letter of February 15, 2010 and the requirement that the owners look into landscaping some of the existing paved islands in the parking lot.

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

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Other Business:

a. LUAB

Mr. Ranck reported on the February LUAB meeting.

b. Official Map

Mr. Young stated that the Board of Supervisors had decided to pursue the official map along with West Earl & Upper Leacock Townships. The Planning Commission is to look into what we want on the map.

Mr. Young said that will be on the March agenda.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. McCuen, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday March 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

