

February 27, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday February 27, 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. Siesholtz, Mr. McCuen, and Mr. Ranck. Mr. Stumpf was absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Roger Fry	-	Fry Surveying – Nettie Bare Estate
Dale & Patti Shellenberger	-	Nettie Bare Estate
Steve Sproles	-	Derck & Edson – Dr. Rodgers
Dr. Martin Rodgers	-	Lancaster Family Chiropractic
James Mares	-	Derck & Edson – Dr. Rodgers

Minutes:

The minutes of the January 23, 2012 meeting were approved as distributed on a motion by Mr. McCuen, a second by Mr. Ranck and a unanimous voice vote.

Old Business: None

New Business:

- a. Nettie Bare Estate / Dale & Patti Shellenberger – Preliminary / Final Lot Add-On Plan – 419 Mount Sidney Road - # 2012-03

Roger Fry of Fry Surveying and Dale & Patti Shellenberger were present to discuss the project. The proposal is to add a 10 acre tract from the farm onto the Shellenberger's existing residential lot along Stumptown Road. There would be no new construction proposed with the add-on.

They are requesting a waiver of preliminary plan processing and deferments of road improvements, curb & sidewalk along the existing Stumptown Road & South View Drive.

The David Miller letter of February 3, 2012 was read.

Mr. Fry explained that the farm had been sold at auction and that the transfer to the new owner had already taken place with the provision that this 10 acre to the Shellenbergers was to take place.

To their knowledge, there is no conservation plan or nutrient management plan in place at the moment. There is also no livestock on the farm at the moment.

The Lancaster County Planning Commission draft letter offered no comments.

The new owner will continue to farm the 10 acres for the time being.

Mr Young explained that a nutrient management plan & a conservation plan will need to be in place if a manure pit is ever constructed or more than 25 head of livestock are ever housed on the property.

There were no audience comments.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Lot Add-On Plan; the waiver of preliminary plan processing; and the deferral of the road widening, the installation of curb & the installation of sidewalk along the existing road frontages subject to the David Miller associates letter of February 3, 2012 and the indication of the required right-of-way on the plans.

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

- b. Dr. Martin Rodgers – Preliminary / Final Land Development Plan Processing – 1715 / 1717 Old Philadelphia Pike - # 2012-04

Steve Sproles of Derck & Edson & Dr. Martin Rodgers were present to discuss the project. Dr. Rodgers currently owns the vacant property at 1715 Old Philadelphia Pike and has an agreement of sale for the property at 1717 Old Philadelphia Pike. He wishes to convert the existing dwelling into a chiropractic office.

The Zoning Hearing Board granted a special exception for the medical office use and a variance for the proposed signage. At the Zoning Hearing, neighbors had questions about the parking & site lighting.

The David Miller Associates letter of February 23, 2012 was read.

They are requesting a waiver of preliminary plan processing and deferments of road widening, curb & sidewalk installation along Old Philadelphia Pike & the two side streets. Mr. Sproles stated that the existing side streets already have 50 foot wide rights-of-way. Old Philadelphia Pike would require additional right-of-way be dedicated. They will do that.

They don't believe curb & sidewalk are necessary because none exists in the area at this time, there is really nowhere to walk and utility poles would need to be relocated along Old Philadelphia Pike.

They are also requesting a waiver of the requirement to install curbing along the edge of the parking lot. This would interfere with their storm water management design. They

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are proposing pervious paving in the parking lot with a stone infiltrator along the edge of the parking lot to capture any runoff not picked up by the pervious paving.

They are also requesting a waiver of sidewalks along the parking compound, landscape buffering, and the 100 foot clear sight triangle. Due to existing landscaping along the northern property line, only a 50 foot clear sight triangle is possible without removing existing landscaping. They will add a stop sign at the end of the driveway.

The Lancaster County Planning Commission letter of February 23, 2012 was read. LCPC was given the wrong Zoning Hearing Board decision. There is no conflict between what was approved by the ZHB & what is shown on the plans.

Marvin Stoner, Township Sewage Enforcement Officer, took perc test on the site. They must be verified by a geologist.

There were no audience comments.

The front of the property is to remain open green area.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Land Development Plan; the requested waivers preliminary plan processing, curbing along the parking compound, sidewalk along the parking compound and 100 foot clear sight triangle; and the deferment of curbing & sidewalk along existing road frontages, but to deny the deferment of road improvement (widening) along the existing road frontages subject to the David Miller Associates letter of February 23, 2012 & the LCPC letter of February 14, 2012.

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

a. Isaac Stoltzfus – Preliminary / Final 3 Lot Subdivision Plan – 782 Hartman Station Road - # 2011-15

Mr. Young explained that the Township has received revisions to the previously approved three lot subdivision plan for Isaac Stoltzfus. The change involves the removal of the proposed ECHO housing unit and a revision to the DEP Sewer Module both removing the ECHO unit & changing the method of sewage disposal from a holding tank, which is not permitted in East Lampeter Township, to a standard on-lot system.

Mr. Keylor made a motion to recommend approval of the changes both to the plan & the sewer module. Mr. Ranck seconded the motion, which was passed by unanimous voice vote.

Other Business:

a. LUAB

Three review letters written following LUAB's February meeting were discussed. One involved re-zoning from Lancaster General Hospital for a tract in Lancaster City formerly owned by the Lancaster YMCA which was found to be generally consistent with the Growing Together Comprehensive Plan.

The second was a re-zoning request in West Hempfield Township for Erin Court Partners which was determined to be generally consistent with the Comp Plan.

The third was for the creation of an Historic Overlay District in Millersville Borough which was determined to be consistent with the Growing Together Comp Plan.

b. 2011 Draft Zoning Ordinance

Mr. Young explained there was nothing new to report at this time.

Adjournment:

On a motion by Mr. Siesholtz 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 19, 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