

February 28, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday February 28, 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, Mr. Siesholtz and Mr. Stumpf. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Randall Hess	-	Lap Ridge Lot # 7 Add-On Plan
Lynn Commero	-	Lancaster Newspapers
Jeff Bowlby	-	Diehm & Sons – Evelyn Groff Estate

Minutes:

The minutes of the January 24, 2011 meeting were approved as distributed on a motion by Mr. Siesholtz, a second by Mr. Ranck and a unanimous voice vote.

Old Business: None

New Business:

- a. S. Dale High – Preliminary / Final Lot Add-On Plan – 1865 Old Philadelphia Pike - # 2011-02

Due to the Zoning Hearing Boards denial of their variance request, the applicant withdrew the project form this evenings meeting.

Mr. Keylor made the motion to table the project until the next meeting unless the Townships time to act on the plan is about to expire, in which case the plan should be denied.

- b. Lap Ridge – Lot # 7 – Lot Add-On Plan – 2516 Siegrist Road - # 2011-03

Randy Hess was present to discuss the plan. He explained that when the subdivision plan for Lap Ridge East was proposed that the existing off-premise sign for Quiet Haven Motel on Siegrist Road and all the grave sites in the cemetery located at the northeast corner of Siegrist Road & PA 896 were all thought to be located on the property owned and maintained by Glenn Siegrist.

When the lot corners were set, it was discovered that the sign & some of the grave sites were on Lot # 7 owned by Jo Ann Keller and not on Mr. Siegrist's property as expected. Ms Keller does not want the sign or the grave sites on her property, so they are adding on the portion of her Lot # 7 that encompasses the sign & the grave sites onto the remainder of the cemetery owned by Glenn Siegrist.

They are also adding another piece of land approximately 5 feet by 17 feet currently owned by Mr. Hess onto the Siegrist property as well. This is a piece that for some unknown reason was left over after the Lap Ridge East subdivision was done.

They are requesting waivers of preliminary plan processing, storm water management & plan

scale size.

The Rettew Associates review letter of February 25, 2011 was read as was the LCPC review letter of February 28, 2011.

Mr. Hess stated that they will be filing a new deed for the property.

There were no audience comments.

Mr. Hess explained that there is an easement for the sidewalk at the southwest corner of Lot # 7 and that the sidewalk has already been built within that easement.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the Lot Add-On Plan and the requested waivers of preliminary plan processing, storm water management & plan scale size subject to the Rettew Associates letter of February 25, 2011 and the LCPC letter of February 28, 2011. The applicant is to write a new deed but is not to provide a new sidewalk easement.

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

- c. Baldev Gurm – Waiver of Land Development Plan Processing – 3014 Lincoln Highway East - # 2011-04

Mr. Collier from Strausser Engineering & Surveying was present to discuss the plans. He explained that there was a history of zoning and code issues on the property. The new owners of the property want to clean-up the violations and open an auto body shop in one of the existing buildings on the site.

They are interested in saving their client time and money by requesting the waiver of land development.

The proposed shop would have two employees. They would be removing paving and an existing building that were placed on the site without approvals and permits. They will need an erosion & sedimentation control plan. They propose to remove impervious material and add green space.

They intend to narrow the driveway access to US 30 with additional curb & sidewalk, which will require a Highway Occupancy Permit from PennDOT. There are two apartments in the other building on the property now. The apartments have been there legitimately for years.

There were no audience comments.

Mr. Young explained some of the zoning and code history of the property. The previous owner had erected two buildings, added impervious paving and started operating a manufacturing business in an existing building all without approvals and permits.

The current owners are trying to make the property right by removing the violations and getting the appropriate permits for what they want to do. This applicant did not create the issues on the site. The previous owner did.

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The David Miller Associates letter of February 28, 2011 was read.

On a motion by Mr. Siesholtz, a second by Mr. McCuen, and a unanimous voice vote, the waiver of land development plan processing was recommended to the Board of Supervisors for denial due to the comments set forth in the David Miller Associates review letter of February 28, 2011 and the fact that the PennDOT HOP drawings will require almost as much information be provided as a formal land development plan well require.

d. Evelyn Groff Estate – Lot Add-On Plan – 2324 Leaman Road - # 2011-05

Jeff Bowlby of Diehm & Sons was present to discuss the plans. He explained that Evelyn Groff died leaving an 81 acre farm in her estate on Leaman Road at Bowman Road. Her two sons each own lots adjacent to the farm. The one son who currently lives on the farm wants to add 8.97 acres of land to his existing lot, which includes a strip of land running down to Pequea Creek.

They have submitted a waiver of land development plan processing to Lancaster County Planning Commission in accordance with the memorandum of understanding with LCPC. That is still in process.

The David Miller Associates letter of February 25, 2011 was read.

They are requesting waivers of preliminary plan processing & street improvements and they are also requesting deferments of the installation of curb & sidewalk along Leaman Road.

The son (Herb) living on the farm will be moving into his own house on the adjacent lot with the add-on once the farm is sold.

There were no audience comments.

They are also adding a utility easement over the other sons (James) adjacent lot. The utilities are already in the ground, but no easement was ever formally set-up. They want to do that with this plan.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the Lot Add-On Plan, the requested waiver of preliminary plan processing & plan scale size, and the deferment of the installation of curb & sidewalk along Leaman Road subject to the David Miller letter of February 25, 2011 and the receipt of the approved LCPC Waiver.

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

Other Business:

a. LUAB

Mr. Young stated that David Sinopoli, Assistant Zoning Officer, and representative to LUAB and he were in attendance at the February 3rd LUAB meeting. Two re-zoning proposals in East Hempfield Township were discussed.

One was at the corner of Marietta Pike & Centerville Road where a new CVS store was being proposed. The other was on Harrisburg Pike in the Landisville area.

They also discussed moving the time and venue of their regular meetings. An e-mail poll would be taken before the next meeting.

b. Official Map

Mr. Young & Mr. McCuen met with Tara Hitchens from Lancaster County Planning Commission to finalize what we want on the Official Map. Hopefully, we will have her in attendance next month with a draft of the proposed Official Map for the Planning Commission to review.

c. Draft Zoning Ordinance

Mr. Young & Mr. Keylor stated that the committee consisting of Ralph Hutchison, John Keylor & Lee Young are continuing to meet 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. Stumpf, a second by Mr. Siesholtz and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday March 21, 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