

March 15, 2010

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

The following persons were signed in as being present:

Mark Johnson	-	RGS Associates – Mill Creek Sq. & Sheraton 4 Points
Dan Fisher	-	2623 Old Philadelphia Pike – Hand-in-Hand Fire Co.
Paul Fisher	-	2623 Old Philadelphia Pike – Hand-in-Hand Fire Co.
Caroline Hoffer	-	126 E. King St. – Mill Creek Square

Minutes:

The minutes of the February 15, 2010 meeting were approved as distributed on a motion by Mr. McCuen, a second by Mr. Siesholtz and a unanimous voice vote.

Old Business: None.

New Business:

- c. Hand-in-Hand Fire Co. – Waiver of Land Development – 313 Enterprise Dr. - # 2010-09

Due to the minor nature of the project, the other applicants suggested taking this project first.

Dan Fisher of Hand-in-Hand Fire Company was present to discuss the project. He explained the Fire Company is intending to construct a covered horse shelter over the concrete area where the horse tie currently exists. There will be not additional impervious area, just a 43 foot by 14 foot covered shelter to accommodate horse and buggy traffic for various events at the Fire Company.

The staff letter of March 11, 2010 was read.

There were no audience comments.

Mr. Siesholtz mentioned that the photographs presented included a shed which does not appear on the drawing. Mr. Fisher said the shed is still there and that he would have the drawing revised to show the shed.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing. Mr. Stumpf seconded the motion, which was approved by unanimous voice vote.

- b. Mill Creek Square – Conditional Use Revision – 2350 Lincoln Highway East - # 2010-08

The representative of the Sheraton Four Points Land Development project deferred to Mill Creek Square to allow their project to be reviewed out of the order on the agenda.

Ken Hornbeck & Steve Evans of High Associates, Mark Johnson of RGS Associates, Doug Plank of ELA Group & Attorney Caroline Hoffer were present to discuss the project.

Ms. Hoffer explained the Conditional Use was approved and they have been going through the Land Development process. They would like to revise the parking requirements per Section 1704.2, alternative parking standards, with the Board of Supervisors. They would like to calculate the parking other than as prescribed by the Zoning Ordinance, which is approximately 5 parking spaces per 1,000 square feet of gross leasable floor space.

Mr. Hornbeck explained they are proposing 4.5 parking spaces per 1,000 square feet of gross leasable space (GLS). The proposed plan has enough parking for the project.

The Conditional Use approval allowed up to 314,000 square feet of floor area. The recorded land development plan calls for 274,000 square feet of GLS. They can't build the 302,000 square feet of GLS they would like to build and still meet the Zoning Ordinance's parking requirements.

Mr. Evans explained that 4.5 parking spaces per 1,000 square feet of GLS will meet the parking needs of all the tenants whether they are stores, restaurants, or banks. By the Zoning Ordinance, different uses are subject to different parking standards.

Mr. Evans explained that the tenants who have signed leases all value parking and have parking requirements of their own. The current proposal of 4.5 parking spaces per 1,000 square feet of GLS meets those tenant requirements.

Mr. Hornbeck stated they have RRTA bus service and they have provided for bus parking on site for the instances when shoppers arrive by bus.

Mr. Johnson stated that the recorded land development plan and the current proposal are very similar.

Mr. Evans stated they changed the depth of the buildings along the easterly property line and the restaurant footprint that had been proposed for a specific tenant.

The recorded plan shows 274,266 square feet of GLA with 1,377 parking spaces required & 1,377 parking spaces provided plus 8 buggy parking spots & 4 bus spaces.

The proposed 302,080 square foot plans indicate 1,517 parking spaces are required and 1,369 spaces are provided. Using the 4.5 spaces per 1,000 square feet ratio, only 1,360 spaces are required.

4.5 spaces per 1,000 square feet is becoming the standard for shopping center parking.

Ms. Hoffer explained that the Zoning Ordinance allows for the Board of Supervisors to consider alternate parking requirements.

Mr. Plank discussed the points of the ELA Group letter of January 21, 2010. He explained the ITE study alluded to in his report considers shopping centers ranging in GLA from 30,000 square feet to over 1,000,000 square feet. The chart shows that December & non-December

parking peaks are below the 4.5 spaces per 1,000 square feet except Saturday afternoons in December.

The Urban Institute recommends 4.5 parking spaces per 1,000 square feet of GLA when the stores are not in an outlet center. Mill Creek Square is not an outlet center.

He also stated that RRTA shows that the Route 30 routes are the most heavily used routes with the most bus trips

Mr. Evans stated those stores that have signed leases already have stores in the area and will not be drawing shoppers from beyond the local area.

Ms. Hoffer reiterated that the tenants are requiring 4.5 spaces per 1,000 square foot. This is a shopping center, not an outlet center.

Mr. Evans stated East Lampeter Township is unique with two outlet centers within a mile of each other. This center is designed for locals not regional travelers.

The staff letter of March 12, 2010 was read. Does the ITE really relate to Lincoln Highway East?

This project is not an outlet center, just a local shopping center, which has different parking needs than an outlet center. They are reducing the parking based on the retailers telling them what they need for parking.

Mr. Evans explained the retailers are aware of the restaurants. They will have quick pizza, salads, subway type places, etc. 10% maximum by lease will be restaurant space. That includes all restaurant service, both sit-down & the quick service snack bar type.

He said the proposed bank pad could become a restaurant. There would be no more than one or two seat-down type restaurants.

There were no audience comments.

Mr. McCuen asked what Park City had for parking ratios. They didn't know, but believed it was 5 to 1,000 for the 1,400,000 square foot center.

Mr. Evans explained that originally, shopping centers had ratios as large as 6 spaces to 1,000 square feet but the standard has since been lower to 4.5 per 1,000.

They explained that a number of area shopping centers were not full on Black Friday and have ratios of 4.5 per 1,000.

Some communities are advocating pervious parking compounds for areas of the parking lot that are not used frequently.

Mr. Evans stated Kohl's lease is for 60 years and others are for 15 years. The tenants don't want full service restaurants in the main store areas.

Mr. Stumpf explained that just because the tenants are happy doesn't mean the Township is also. Does the ratio work for ELT?

Mr. Plank stated the complex across the Lincoln Highway has all restaurants, but also has more parking.

Mr. Keylor explained that treating restaurants and retail space the same for parking has problems.

Mr. Hornbeck stated the restaurant customers can park elsewhere on the lot. They don't have to leave the center to find parking.

Mr. Siesholtz asked if there was a ratio of restaurant space to retail space in the ITE study. Mr. Plank didn't know.

Ms. Hoffer & Mr. Evans both stated that this project would cap the total restaurant space in the center at no more than 10% of the total floor area of the center.

Mr. Evans stated they want to keep the restaurants away from the stores.

Mr. Siesholtz stated he believed Mr. Plank had provided the additional information needed to answer the staff questions.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the requested modification to the original Conditional Use Hearing conditions of approval to allow a parking ratio of 4.5 parking spaces for every 1,000 square feet of gross floor area in the project.

Mr. Siesholtz seconded the motion, which was passed by voice vote with Mr. McCuen abstaining.

- a. Sheraton Four Points – Preliminary / Final Land Development Plan – 2310 Lincoln Highway East - # 2010-08

Mark Johnson of RGS Associates was present to discuss the project. He explained the project is adjacent to the Mill Creek Square project to the east and the Lancaster Host to the west & south.

There is a plan for connecting this project with a driveway connection from Mill Creek Square through the Host property once the Host allows the connection to be built. They are designing the Sheraton & the Mill Creek Square projects with the driveway connection in the event that the Host allows the connection to be built in the future.

The project is situated on the former Congress Inn property. The Congress Inn is in the process of being demolished. They are proposing a 129 room six story hotel with a separate 180 seat restaurant. The Congress Inn contained 80 rooms.

The site drains towards Lincoln Highway, but their proposal has less impervious area than the current Congress Inn has.

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There will be a deceleration lane for the project. Left turns out of the site will be restricted to off peak hours. Until the Host driveway connection and traffic light is constructed, left turns out of the site will be prohibited during the week and on Saturdays during peak traffic hours, and will be prohibited entirely once the Host driveway & traffic light are installed.

They will escrow money for the driveway connection from Mill Creek Square through the Host property.

Mr. Johnson explained they are requesting waivers of preliminary plan processing and plan scale size.

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

Mr. Johnson explained that the confusion with the parking space count arises from the fact that they are not counting the two parking spaces that are temporarily planned where the driveway connection to the Host will eventually be constructed.

The wall shown on the plans will not be over four feet high.

The LCPC letter of March 9, 2010 was also read. Mr. Johnson stated they will provide a lighting plan for the project.

There were no audience comments.

Mr. Siesholtz wanted the applicant to be aware of the Route 30 Enhancement Project currently underway along the corridor.

Mr. Siesholtz made a motion to recommend approval of the plan and the requested waivers of preliminary plan processing and plan scale size to the Board of Supervisors subject to the David Miller Associates letter of March 15, 2010 and the LCPC letter of March 9, 2010.

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

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

Mr. Young explained the Preliminary / Final Land Development for this project was approved last month. They are asking that the sewer module for an on-lot sewage disposal system be approved.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the sewer module, Mr. McCuen seconded the motion, which was passed by unanimous voice vote.

Other Business:

- a. LUAB

Mr. Ranck was not present so there was no report.

b. Official Map

Mr. Young asked that the Planning Commission begin to think about what should be included on the Official Map. It was suggested that the Park Board & the Sewer Authority be contacted for their potential input.

c. May Planning Commission Meeting

Mr. Young explained that due to the Primary Election on Tuesday May 18, 2010, the Planning Commission will not be able to use the meeting room on Monday May 17, 2010 in order to allow the election people to set-up the room for use as a polling place.

It was decided to re-schedule the May Planning Commission meeting to Monday May 24, 2010 at 7:30 PM.

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 April 19, 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