

March 19, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday March 19, 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, Mr. Ranck and Mr. Stumpf. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Gerald P. Maragos	-	Gannett Fleming J&J Merck (McNeil)
Brian McGaulley	-	Gannett Fleming J&J Merck (McNeil)

Minutes:

The minutes of the February 27, 2012 meeting were approved as distributed on a motion by Mr. Ranck, a second by Mr. Siesholtz and a unanimous voice vote.

Old Business:           None

New Business:

- a. Johnson & Johnson Merck – Preliminary / Final Land Development Plan (Revisions) – 1838 Colonial Village Lane - # 2011-14

Gerald Maragos & Brian McGaulley of Gannett Fleming were present to discuss the project. Mr. Maragos explained that this was an on-going plan and the purpose of this particular plan was to provide a record of previously approved land development deferments that had been granted under the condition that the improvements would eventually be shown on a recorded plan.

The plan under current consideration was originally submitted with the lunch room expansion, a front corridor & a 10,000 square foot warehouse on the rear of the main building all shown on the plan. McNeil has changed the scope of the plans, which are now in a state of flux with no expectation of quick resolution. The lunchroom addition has been constructed.

The Township wants a recorded plan showing the deferred improvements as quickly as possible. This revised plan is intended to address those requirements.

McNeil is working with the Federal Food & Drug Administration on their requirements for renovations and improvements to the plant. The corridor originally planned as a front expansion of the building, could now become an interior alteration instead of a building expansion. But nothing is settled at this time.

Likewise, the 10,000 square foot warehouse addition could be revised or removed entirely. The gravel parking in the rear that was to have been removed years ago likewise may or may not be removed, replaced or maintained in place.

The David Miller Associates letter of March 16, 2012 was read.

The waivers for the temporary trailers (which should have been removed by now) should be noted on the plans. Other plan notes need to be added as well. Zoning data must also be shown on the plan, particularly the discrepancy between the number of parking spaces shown and the number of employees on site must be reconciled. The plans say no additional employees will be added yet there is a dramatic increase in proposed parking. Why?

Mr. McGaulley explained that in addition to McNeil employees, FDA employees and Gannett Fleming people are on-site on a regular basis. Gannett Fleming people monitor various systems for McNeil and are required to be on-site on an almost daily basis. FDA employees are often on site for extended periods of time. While they will never completely disappear from the site, eventually their large presence on a regular on-going basis will subside.

Currently, with interior alteration and other construction projects, there are a significant of construction people on-site. This too will subside at some point.

Traffic from the additional people on-site needs to be looked at. The temporary parking may become permanent. Sidewalks need to be added to connect the parking lot with the building & building sidewalks.

A lighting plan also needs to be provided. The applicant stated they could come into compliance with the storm water comments.

There were no audience comments.

They are asking for a waiver of the sidewalks along the rear parking lot requirement. They believe they have waiver approvals from their last land development plan approval however they have not been to the Board of Supervisors with the plan or the waivers yet for this project.

The Planning Commission discussed the piece-meal nature of this project with the applicant.

The existing temporary trailers on-site are to be removed with this plan. Mr. McGaulley asked about adding a 4<sup>th</sup> trailer to the site.

Mr. Young explained that modular temporary units on an ongoing basis may be a

possibility. But not at this point and definitely not trailers. This should be done on a separate plan.

Mr. Dean Severson of the Lancaster County Planning Commission was present also. The LCPC had approved the requested waiver of LCPC review of the project with several comments.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Revised Land Development Plan and the requested waiver of parking lot sidewalks & preliminary plan processing subject to the David Miller Associates letter of March 16, 2012, sidewalk access to the rear of the building and the applicants review of any other waivers needed but not previously approved.

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

- b. Alvin & Mary King – Waiver of Land Development Plan Processing – 156 No. Ronks Road - # 2012-05

Mr. & Mrs. King were present to discuss the project.

Mr. King explained that they wished to convert an approved ECHO housing unit into a permanent apartment. They intend to rent to people in need from their church.

The unit has a separate entrance. They want to have a permanent second unit to rent out. They have a Zoning variance for the minimum lot area requirement.

The Staff letter of March 14, 2012 was read.

There were no audience comments.

Mr. Young explained that while the Kings are not proposing any changes to the building requiring a Building Permit, the Uniform Construction Code may require that changes be made to comply with the one & two family residential code.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing subject to the staff letter of March 14, 2012 and the deferral of road improvements.

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

Other Business:

- a. LUAB

Mr. Young did not have the LUAB letters on the action taken at their March meeting. It will be sent out to the members later.

b. 2011 Draft Zoning Ordinance

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

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 16, 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