

March 21, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday March 21, 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:

Joe Mongeau	-	Johnson & Johnson Merck
Greg Warner	-	Johnson & Johnson Merck

Minutes:

The minutes of the February 28, 2011 meeting were approved as distributed on a motion by Mr. Stumpf, a second by Mr. Siesholtz and a unanimous voice vote.

Old Business: None

New Business:

- a. Johnson & Johnson Merck – Waiver of Land Development Plan Processing – 1838 Colonial Village Lane - # 2010-41

Joe Mongeau & Greg Warner from Johnson & Johnson Merck were both present to discuss the project.

Mr. Mongeau stated that in 2003 they had received a waiver of land development plan processing for a permanent office trailer on the site, which was approved. The office trailer remains on site today.

In 2005, they received a waiver of land development to place two temporary office trailers on site for the duration of a construction project. They were to have been removed when the interior renovation project was completed. One trailer was removed, however one still remains on site.

They want to re-install a second temporary office trailer on site for a new interior renovation project. Both temporary office trailers would be removed at the completion of the renovation project. Their removal would be tied to the Certificate of Occupancy for the project.

The office trailer that was approved as permanent would remain.

They are adding no new employees in conjunction with this project.

The staff letter of March 18, 2011 & the David Miller Associates letter March 17, 2011 were read.

The second temporary trailer would be 24 feet by 60 feet, which is the same size as the two already on site. The one that was removed was only 12 feet by 60 feet.

There were no audience comments.

Mr. Warner explained that the trailers were for use by current employees displaced by the renovation project.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the waiver of land development request subject to the David Miller Associates letter of March 17, 2011, the staff letter of March 18, 2011, and obtaining a survey of the property. The two temporary trailers are to be removed within 30 days of the issuance of the Certificate of Occupancy for the project, which is to be no more the 2 years after the trailers are installed.

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

b. Lancaster Archery Preliminary / Final Land Development Plan – 2195 Old Philadelphia Pike - # 2011-06

With no one present to discuss the project, Mr. Keylor made a motion to table action on the project until the April meeting. If time for the Township to act expires before the next Planning Commission meeting, the plan is recommended for denial by the Board of Supervisors.

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

Other Business:

a. LUAB

Mr. Young stated that David Sinopoli, Assistant Zoning Officer, and representative to LUAB and he as alternate were in attendance at the March 3rd LUAB meeting. One re-zoning proposal in East Hempfield Township was discussed.

The parcel to be rezoned is the Yellow Freight property on Manheim Pike at Delp Road across from the PPL facility. Lancaster Mercedes Benz wants to operate their car sales from the site as well as operating an auto auction.

The Board passed a motion stating that the re-zoning proposal is in general conformance with the Growing Together Comprehensive Plan.

They also discussed the results of the e-mail survey regarding moving the venue for the meetings to East Hempfield Township. The responses were evenly divided with one response commenting on the difficulty of exiting the PA 283 by-pass and making a left turn onto State Road without the benefit of a traffic signal at 4 PM. It was determined to not change the meeting location.

b. Official Map

Mr. Young presented the draft of the completed Official Map provided by LCPC. The Planning Commission had several changes to suggest. The stream trail along Mill Creek through the Falls at Old Mill development was not shown, the entire Heller tract is shown as a possible parkland area, the entire farm west of Waterford is also shown as a park, separately owned parcels within both those farms show up as being part of those farms, no trail is show along Pequea Creek, the re-alignment of Hartman Station Road & Creek Hill Road was also not

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shown, and the Millstream Road / Strasburg Pike intersection was also not included.

The Planning Commission would like these changes addressed before the map is presented to the Board of Supervisors for approval.

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.

Hopefully, we had our final meeting last week.

d. May Planning Commission Meeting Date

Due to the use of the meeting room as a polling place, the meeting room will be unavailable to us on Monday May 16th. It has been suggested that the Planning Commission meet on Monday May 23 to accommodate the primary election.

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 18, 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

