

April 16, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday April 16, 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 and Mr. Ranck. Mr. McCuen and Mr. Stumpf were absent. Also present was Lee Young, Township Zoning Officer.

The following person was signed in as being present:

Steve Sproles - Derck & Edson – C.V. Church of Christ

Minutes:

The minutes of the March 19, 2012 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. Conestoga Valley Church of Christ – Preliminary / Final Land Development Plan – 2045 Horseshoe Road - # 2012-06

Steve Sproles of Derck & Edson Associates was present to discuss the project. He stated he was also a member of the church.

Mr. Sproles explained that the church was in front of the Planning Commission several years ago with a request to install a temporary modular classroom for a specified time on the property until the church could finalize its plans for the current proposed addition.

The church is currently planning an addition that would include classroom expansion & a larger foyer. This work will not expand the sanctuary or add seating capacity to the sanctuary. The proposed addition will involve removing the modular unit & some existing asphalt.

They are adding additional parking. While they are exceeding the Zoning Ordinance requirements for parking, those requirements do not meet their actual parking needs. This was a comment from David Miller Associates also.

Mr. Sproles stated that the west end of the property is currently being farmed by one of the neighbors.

They have Lancaster County Conservation District & Lancaster County Planning Commission letters in hand but have not yet heard back from the emergency service

providers or the East Lampeter Township Sewer Authority.

The David Miller Associates letter of April 9, 2012 was read. They are requesting a waiver of curb & sidewalk installation along the existing road frontages as they are the only residentially zoned property in the area. It was explained that curb & sidewalk installation is not a zoning requirement but a Subdivision & Land Development requirement. Mr. Sproles then requested a deferral.

The waiver of curb height along the parking lot was discussed and the applicant wants a 6" curb height to reduce the tripping factor for people leaving the parking lot for the sidewalk.

The Lancaster County Planning Commission letter of April 10, 2012 was read.

There was some confusion about the name on the deed of title as opposed to the name on the plans. The church changed its name several years ago, but never filed a new deed reciting the new name.

Mr. Young asked that the applicant look at what revisions could be made to the storm water management facilities at the corner of the intersection of Willow Road & Horseshoe Road to eliminate the steep drop-off at edge of both roads.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Land Development Plan; the requested waivers of preliminary plan processing, plan scale size, partial parking lot curbing (as shown along sidewalk on the plans) & a curb height of 6" instead of the required 8" height; and the deferrals of curbing along existing road frontages, sidewalk along existing road frontages & road widening along existing road frontages subject to the David Miller Associates letter of April 9, 2012, the Lancaster County Planning Commission of April 10, 2012, the installation of curb stops along the parking lot where curbing is not being installed and the inclusion of an additional 5 feet of road right-of-way along Willow Road.

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

- b. Amish Farm & House, LLC - Waiver of Land Development Plan Processing –
2395 Lincoln Highway East - # 2012-08

Mr. Alex Piehl of RGS Associates submitted a written request to postpone discussion on the project until the May 21 Planning Commission meeting.

Other Business:

- a. LUAB

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Mr. Young distributed the April 13, 2012 LUAB letter regarding the Sports Complex, LP petition to East Hempfield Township to re-zone the former Armstrong Floor Plant on Spooky Nook Road at PA 283 from General Industrial to Highway Commercial. The Board found that the petition was generally consistent with the Growing Together Comprehensive Plan.

b. 2011 Draft Zoning Ordinance

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

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday June 18, 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

