

April 18, 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. Vice-Chairman Darrel Siesholtz called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Ranck and Mr. Stumpf. Mr. McCuen and Mr. Keylor were absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Ray Wright	-	Gannett Fleming - Johnson & Johnson Merck
Roger Fry	-	Fry Surveying – Lancaster Archery
Robert Kaufhold	-	Lancaster Archery
Greg Warner	-	Johnson & Johnson Merck
Mark Johnson	-	RGS Associates – Bentley Ridge
Joe Mongeau	-	Johnson & Johnson Merck
Mark Deimler	-	Strausser Surveying & Engineering – David Denlinger
Mark Stanley	-	Hartman Underhill & Brubaker – Bentley Ridge

Minutes:

The minutes of the March 21, 2011 meeting were approved as distributed on a motion by Mr. Stumpf, a second by Mr. Ranck and a unanimous voice vote.

Old Business: None

New Business:

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

Roger Fry of Fry Surveying & Rob Kaufhold of Lancaster Archery were present to discuss the plans. Mr. Fry explained that Lancaster Archery had purchased the former Coleman's Ice Cream property and they are expanding the Lancaster Archery operation onto the former Coleman Ice Cream property with a proposed expansion to the former Coleman Ice Cream building.

They are requesting waivers of preliminary plan processing, plan scale size, bumper blocks in place of curbing around the parking compound for storm water management purposes, and for two existing signs located within the 100 foot clear sight triangle.

DEP has requested a letter from East Lampeter Township agreeing that additional sewer planning is not needed for this project.

Mr. Stumpf inquired about the extent of the existing gravel surface on the property. He was told that it extended to the property line. Based on available aerial photography, David Miller Associates letter indicated an inconsistency between the existing gravel surface shown on the land development plan and that shown on the aerials.

Mr. Kaufhold explained they had removed a tree from the property that was shading the neighbor's greenhouse but that was all the change they had made.

The David Miller Associates letter dated April 15, 2011 and the Lancaster County Planning Commission letter dated March 15, 2011 were read.

Mr. Fry explained they are proposing a new access easement agreement, although one already exists. It must be modified to reflect the changes being proposed. They are not joining the parcels together in common.

PennDOT will hold the improvement guarantee for the road improvements.

There were no audience comments.

Mr. Kaufhold explained that the local retail business is less than 15% of their sales. Most of the sales are e-commerce sales.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the preliminary / final land development plan and the requested waivers of preliminary plan processing, plan scale size, bumper blocks in place of curbing around the parking compound for storm water management purposes, and for two existing signs located within the 100 foot clear sight triangle subject to the David Miller Associates letter of April 15, 2011 and the Lancaster County Planning Commission letter of March 15, 2011.

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

- b. Johnson & Johnson Merck – Deferment of Land Development Plan – 1838 Colonial Village Lane - # 2011-07

Ray Wright of Gannett Fleming was present to discuss the project. Johnson & Johnson Merck is proposing a three phase project at their facility on Colonial Village Lane. They previously obtained a waiver of land development plan processing to install two temporary office trailers on the site to facilitate an interior alteration to the plant, they are requesting this deferral of land development to be able to proceed with the expansion and conversion of an existing smokers area into a cafeteria and they are proposing two additions to the facility for which they will be submitting for full land development approval.

They want to proceed immediately with the cafeteria addition and renovation and are requesting that the land development approval process be delayed until the full land development plans for the other two additions are processed.

The David Miller Associates letter of April 15, 2011 was read. It recommended approval of the deferral with conditions.

There is some previously approved impervious area on the site that was to be temporary but has become permanent. This issue must be addressed with the storm water management plans for the site.

Mr. Wright stated they will be applying for a building permit for the cafeteria within the next two weeks. The land development plan will be submitted within one month and will show all three additions and the storm water management for all previously installed impervious areas.

Mr. Stumpf asked why piecemeal the project and not just get land development approval for the whole project? Mr. Wright stated they wanted to get the cafeteria started now due to internal commitments.

There were no audience comments.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the requested deferment of land development plan processing subject to the conditions of the April 15, 2011 David Miller Associates letter.

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

c. Bentley Ridge – Conditional Use – 50 Units – 102 Bentley Ridge Blvd. - # 2011-08

Tom Smithgall of High Real Estate Group, Mark Stanley of Hartman Underhill & Brubaker and Mark Johnson of RGS Associates were all present to discuss the project.

Mr. Stanley explained that in 1998, a Conditional Use hearing for Phase II of Bentley Ridge was approved for the Regional Impact Development containing over 200 residential units. The proposal for Phase II contained 249 new apartment units. When Phase I was built, conditional use approvals were not needed.

They now wish to add an additional 50 units across both Phases I & II. They are proposing 6 buildings with a total of 50 units, 6 garages & additional parking. They have received Zoning Hearing Board approval for a building containing more than 12 units and building separation distances within the development.

In 1998, there was some question about parking.

They have the April 15, 2011 David Miller Associates review letter and a scheduled hearing with the Board of Supervisors on May 2, 2011.

Mr. Stanley stated that this proposal was reviewed as a Conditional Use application. It is merely a modification of the existing approved Conditional Use. The construction of 50 units does not necessitate a Conditional Use hearing. The application was reviewed as a conditional use for 50 units, which does not require a conditional use.

They have two requests. The first request is to modify the sketch plan approved in 1998. The second is to waive the SALDO requirement for a preliminary plan due to a tight timeline required by the financiers, Fannie Mae.

Mr. Stanley stated they were at the Zoning Hearing Board for the variance approvals in February for the number of units permitted in one building and for the building separation requirement involving three buildings.

Mark Johnson explained that the preliminary plan & the final plan would be the same. They are not phasing the project.

Mr. Stanley stated that Bentley Ridge Boulevard was turned back to High Associates and the

entire property will become one parcel. They are proposing to remove the basketball court that was part of the Phase II Conditional Use. They need the modification of the new Sketch Plan for Phase II to remove the court.

Mr. Stanley stated that he spoke with Steve Kraybill, Township Solicitor, and that they agreed no new conditional use was necessary, just a modification of the original conditional use. It's not two phases anymore, its one development.

The additional parking is for guest parking. High sees a need for more parking due to their experience on the site.

RRTA will not serve the site. There are existing bus stops on Old Philadelphia Pike. David Miller Associates suggests connecting the development to Sage Drive. Mr. Stanley explained that the development was done in 1961. Did East Lampeter take the street right-of-way in fee simple title, or is the right-of-way simply the offer of dedication on the subdivision plan? If the right-of-way is just an offer of dedication, the offer has expired. If East Lampeter has the right-of-way in fee, a connection to Sade Drive is still possible.

RRTA doubts the bus ridership of Bentley Ridge tenants.

Mr. Ranck stated there are no sidewalks on Sage Drive. Mr. Siesholtz noted there is less vehicular traffic on Sage Drive to conflict with pedestrian traffic than there would be on Buckwalter Road.

The subject of bus shelters for Conestoga Valley bus stops was mentioned. Mr. Smithgall stated they do not want to build bus shelters. There aren't any now and adding 50 units shouldn't require shelters.

Emergency access to Sage Drive was suggested by the David Miller review letter. Mr. Stanley stated they did not want to provide vehicular access to Sage Drive, there are already two other points of access to the development.

Mr. Smithgall stated that any connection to Sage Drive will necessitate removing some of the required landscape screening for the development.

Mr. Ranck stated Sage Drive is 17 feet wide with parking on each side of the street.

Mr. Stanley stated there is also a swale along the property line with Bentley Ridge, which would need to be addressed.

It was stated there are already two pedestrian crossings of Bentley Ridge Boulevard, but they will add a third for better connectivity between the two sections.

Mr. Stanley stated that conditional use approval requires compliance with testimony and exhibits. They need to modify the conditions and substitute a new sketch to maintain compliance with the original conditional use approval.

They still have a land development plan to submit. Mr. Siesholtz questioned the waiver of preliminary plan processing request at this time. The applicant stated that if the preliminary plan

Page 5

waiver was to be denied, they wanted to know that now & not latter.

Mr. Ranck stated that the neighborhood does not want any connection from Sage Drive to Bentley Ridge. Mr. Smithgall stated that the neighbors use the walking path around Bentley Ridge now.

There were no audience comments.

Mr. Smithgall reiterated that they are not requesting a regional impact development, just modifying an existing conditional use approval.

Mr. Stanley stated they are requesting approval of the conditional use modifications and to get Steve Kraybill to weigh-in on the David Miller Associates comments.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the modifications to the existing Regional Impact Development Conditional Use approval for Bentley Ridge subject to the David Miller Associates letter of April 15, 2011, excluding Comment # 5 regarding an emergency access to Sage Drive, substituting the new sketch plan for the previously approved sketch plan, keeping the additional parking, not providing bus shelters if Township Staff agrees, and adding a third pedestrian crossing of Bentley Ridge Boulevard.

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

d. David Denlinger – Lot Add-On Plan – 244 Lynwood Road & 2522 Meadow Lane - # 2011-09

Mark Deimler of Strausser Surveying & Engineering was present to discuss the project. This is a lot add-on plan between two farms. One farm has access to PA 896 & US 30 and the other farm has access to Lynwood Road. The add-on is being sold to Mr. Lapp, who is currently farming the 30 acres being added to his farm.

They are requesting waivers of preliminary plan processing & plan scale size and deferment of road improvements and curb & sidewalk installation.

The David Miller Associates letter of April 8, 2011 was read.

Mr. Deimler explained they were still waiting for the Memorandum of Understanding Waiver from Lancaster County Planning Commission.

There were no audience comments.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the lot add-on plan, the waivers of preliminary plan processing & plan scale size and the deferments of the road improvements and the installation of road curbing & sidewalk subject to the David Miller Associates letter of April 8, 2011.

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

Other Business:

- a. LUAB – April Meeting Cancelled.
- b. Official Map

Tara Hitchens of LCPC staff is still processing the revisions submitted by the Planning Commission. The final draft should be available for the May meeting.

- c. Draft Zoning Ordinance

Mr. Young stated that the committee consisting of Ralph Hutchison, John Keylor & Lee Young is continuing to meet to discuss comments received on the draft zoning ordinance from Steve Kraybill Township solicitor, Township engineer Scott Hain, LCPC staff & Jerome Skrincoosky of Hawk Valley Associates.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. Ranck and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday May 23, 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