

April 19, 2010

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

The following persons were signed in as being present:

Joe Wachter	-	Lancaster Agricultural Products
Daniel Fichtner	-	Providence Engineering – Lancaster Ag.
Rueben Stoltzfus	-	Lancaster Ag Products
Mark Johnson	-	RGS Associates – Lancaster Ag
Ben Bamford	-	High Properties – Campus Mixed Use
Tom Comitta	-	TCA – Campus Mixed Use

Minutes:

The minutes of the March 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:

- a. Mellinger Mennonite Church – Waiver of Land Development – 1916 Lincoln Highway East - # 2010-11

Matt Buckwalter was present to discuss the project. He explained they are proposing to add an elevator entrance on the south side of the building. They re-designed the project after the submission of the waiver request to have a smaller footprint.

The proposed building addition will cover 160 square feet with a revised ramp with stairs and landing covering another 302 square feet. 160 square feet of currently landscaped area will be covered with impervious material.

Approximately 10 years ago, the church demolished a dwelling on the property that covered 1,775 square feet and left the site landscaped. This demolition more than compensated for the 160 square feet of additional impervious area being added with this project.

The staff letter of April 1, 2010 was read.

There were no audience comments.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development based on the staff letter of April 1, 2010. Mr. Ranck seconded the motion, which was passed by unanimous voice vote.

- b. Oasis of Life – Lancaster Ag. Products – Preliminary / Final Land Development Plan – 60 North Ronks Road - # 2010-12

Mark Johnson of RGS Associates, Rueben Stoltzfus & Joe Wachter of Lancaster Ag. Products, and Dan Fichtner of Providence Engineering were present to discuss the project.

They explained Lancaster Ag. Products purchased the former Jay Group building on North Ronks Road, but they don't need the entire building for their operation at this time. They would like to have several additional tenants on the site to occupy the unused space in the building. They currently have interest from Heritage Flooring and King's Agri Seed to occupy some of the space.

They have been to the Zoning Hearing Board to obtain approval to resurrect the three (3) apartments that had been in the building previously and were approved for the return of those three (3) apartments by the ZHB.

There will be no building expansion. The purpose of this plan is to get approval for multiple tenants and get the uses in the building on record.

Mr. Johnson explained there is a storm water management issue with the existing detention basin. Much of the storm water that is supposed to go into the basin is actually directed around the basin. This situation needs to be corrected and the grading in the area re-done.

Mr. Johnson stated the parking has been verified, but there needs to be some re-striping. They will lose some parking spaces that are not now functional.

They re-submitted revisions to David Miller Associates late last week. They are asking for waivers of preliminary plan processing & plan scale size and a deferment of road improvements. They had had a deferment of road improvements on a previously approved plan of this site.

DMA had asked for the location of doors into the building and they have done that on the revised plans.

There is an unsecured open storage area within the building that will require no separate access to the area.

They will need an improvement guarantee for the project and will be adding a berm at the detention basin to prevent storm water from flowing around the basin. They will also be adding some landscaping to provide screening for the neighbors.

The DMA letter of April 15, 2010 and the LCPC letter of March 23, 2010 were read.

Mr. McCuen 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 and the deferment of road improvements subject to the David Miller Associates letter of April 15, 2010 and the LCPC letter of March 23, 2010.

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

- c. Campus Mixed Use – 1990 Zoning Ordinance Text Amendment – High Properties - # 2010-13

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Ben Bamford of High Associates, Tom Comitta of Thomas Comitta Associates & Mark Stanley were present to discuss the proposal. It was explained that this amendment was submitted previously and has been redrafted based on reviews and comments from staff, the Planning Commission & the Board of Supervisors and re-submitted to the Township & County for review and adoption.

Mr. Stanley stated that based on the comments that they received this evening it appears that David Miller Associates reviewed the wrong application. (That statement has subsequently been found to be incorrect.)

Mr. Bamford explained that High Associates has acquired five (5) additional acres of property since their last submission. They have purchased the former Holiday Inn property at Greenfield Road & Hempstead Road.

The compatible development portion of the project has been reduced to a 23.2 acre parcel of land and they have eliminated single family detached dwellings. The maximum density has been reduced from 20 to 15 units per acre.

The LCPC letter of March 23, 2010 was read.

Mr. Keylor stated the T-4 & T-5 zones has been eliminated and should not have been reviewed.

Mr. Stanley stated that the Planning Commission had previously recommended 18 foot wide minimum lots widths.

Mr. Comitta explained that there would be no parking allowed in the alleys.

Mr. Keylor asked if all buildings will be located on the street wall line.

Mr. Comitta explained he didn't understand comment # 14. They don't typically do lot layouts with buildings and parking for Greenfield.

There were no general audience comments.

Mr. Stanley explained that part of Greenfield currently has single family detached dwellings with the manufactured housing in Eastwood Village.

Mr. McCuen asked if the live / work units were only above commercial uses.

Mr. Comitta stated that by definition, commercial is on the first floor.

Mr. Stanley stated there is a height limitation. Mr. Keylor said there could be 90 foot tall buildings with commercial uses on the first floor and residential uses on the upper floors.

Mr. McCuen asked about the possibility of condominiums. Mr. Stanley stated condominiums are an ownership issue, not a zoning issue.

Mr. McCuen asked about density. Could the 23.2 acres along Greenfield Road end up being 75% residential? Mr. Bamford said they could.

Mr. Comitta stated that the most that could be built on the 23.2 acres was 295 units.

Mr. Stanley stated that the compatible development is a use permitted in the T-4 Zone only. There you can develop with permitted use parameters or compatible development parameters.

Mr. McCuen stated that if the existing mobile homes in the older section of Eastwood Village were removed, then more residential units would be permitted based on those removed units. Mr. Stanley stated that would not allow more units.

Mr. Stanley reiterated that West Earl & Upper Leacock Townships have both stated the proposal is generally consistent with the C.V. Comprehensive Plan.

Mr. McCuen asked if this ordinance amendment is even necessary. Why not just petition to re-zone the 23 acres to residential?

Ms. Hitchens stated that if this amendment to the current ordinance is adopted, it should be included in the new proposed zoning ordinance as well.

Mr. Siesholtz asked if they had any other exceptions to the David Miller Associates April 15, 2010 review letter.

Mr. Comitta stated that their definition of agricultural operations is directly from the Municipalities Planning Code. He is unaware of any zoning ordinance that requires an adjoinder signing off on neighboring agricultural operations. The Right-to-Farm law takes care of that.

Mr. Comitta stated they don't want to put parking lots at the street corners they want to place buildings there.

The ordinance is set-up for maximum flexibility. They didn't do design guidelines. Mr. Stanley stated the ordinance requires that any development be compatible with the existing as-built environment.

Mr. Siesholtz stated that the as-built environment was built under the current ordinance. What is proposed is not consistent with the current ordinance.

Mr. Comitta stated that no matter what, they cannot do a development that does not match what is on site now.

Mr. Comitta stated that live / work units in Atlanta & Oakland are above four (4) stories. In his experience, 70% of live / work situations are owner occupied.

Mr. Siesholtz stated that accessory dwelling units are not included. What are they?

Ms. Hitchens stated that the County likes them. They meet the goal of choices in housing for all income levels.

Mr. Keylor stated they are missing rear setbacks, there are conflicts with greenbelts, and uses not defined in the ordinance. The proposal still needs revisions.

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Mr. Siesholtz supports the concept, but it still needs to be cleaned up. It doesn't blend with the existing ordinance. It's not ready to move forward.

Mr. Ranck stated he appreciates the need to look forward. The area was set up for industrial development. He doesn't like combining residents with work space. He's not a fan of high density.

Mr. McCuen thinks it's a good concept and he likes the live / work arrangement, but he has a problem with the T-4 zone. Adding residential uses there is not good.

Mr. McCuen made a motion to recommend to the Board of Supervisors that they deny this latest request for a Campus Mixed Use amendment to the 1990 Revised Zoning Ordinance.

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

Other Business:

a. LUAB

Mr. Ranck explained the LUAB reviewed the latest Campus Mixed Use zoning text amendment, but had little comment.

They also discussed the alternative energy proposal being forwarded by Manheim Township. They didn't believe it was economically feasible to have a wind farm in Lancaster County.

Ms. Hitchens explained there is currently a proposal in Drumore Township for a solar farm for electric production.

b. Official Map

Ms. Hitchens was present and stated that the Lancaster County GIS will be able to support our effort to create an Official Map. The Planning Commission reviewed the list of features available on GIS to determine what features should be shown on our official map.

Ms. Hitchens also explained that she would be speaking with West Earl Township about their participation in the official map process also. Mr. Keylor suggested Mr. McCuen for the official Township representative on the regional official map committee.

Adjournment:

On a motion by Mr. Siesholtz, 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 24, 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

