

May 23, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday May 23, 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. Stumpf, Mr. McCuen and Mr. Siesholtz. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Jeff Peters	-	829 Imperial Drive Lancaster – Frank & Alice Weaver
Marisa A. Weaver	-	2576 Old Philadelphia Pike – Frank & Alice Weaver
Frank & Alice Weaver	-	2576 Old Philadelphia Pike

Minutes:

The minutes of the April 18, 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. David & Mary King – Preliminary / Final Two Lot Subdivision Plan – 2253 Rockvale Road - # 2011-11

Brian Masterson of Register Associates Surveyors was present to discuss the plans. He explained that the current 66.9 acre farm is located on both sides of Rockvale Road just west of Bowman Road. The proposed 11.5 acre lot is located on the south side of Rockvale Road and is intended for the King's daughter & son-in-law.

They are requesting waivers of preliminary plan processing, plan scale size, the use of GIS contours in areas away from the actual subdivision & storm water management facilities, the location of significant features within 200 feet of the property, a planting plan, the use of a 6" PVC basin outlet pipe in place of the required 15" RCP pipe, the 24 hour dewatering and that no underdrains be required. They are also requesting a deferral of road improvements, the granting of additional road right-of-way, and the installation of road side curbing.

The David Miller Associates letter of May 9, 2011 was read.

Mr. Masterson explained that most of the storm water comments dealt with infiltration and that they would need a geologist prior to answering those comments. They'll work with DMA on resolving the storm water issues.

If the geologist tells them that infiltration will work in the area, they'll use infiltration in their storm water management design.

According to the subdivision restrictions in the Zoning Ordinance, two lots can be subdivided from the farm. This needs to be noted on the plans.

A draft of the Lancaster County Planning Commission letter dated May 16, 2011 was read. The

County recommended that a second septic system location be shown on the farm tract.

There were no audience comments.

Mr. Masterson explained they want to sheet flow storm water quickly. They are also withdrawing their request for a waiver of a planting plan.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the preliminary / final two lot subdivision plan and the requested waivers of preliminary plan processing, plan scale size, the use of GIS contours in areas away from the actual subdivision & storm water management facilities, and the location of significant features within 200 feet of the property, and the deferral of road improvements, the granting of additional road right-of-way, and the installation of road side subject to the David Miller Associates letter of May 9, 2011 and the Lancaster County Planning Commission letter of May 16, 2011. Storm water management issues are to be worked out with DMA.

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

On a separate motion by Mr. Stumpf, a second by Mr. Siesholtz and a unanimous voice vote, the sewer module was approved also.

- b. Frank & Alice Weaver - Waiver of Land Development Plan – 2576 Old Philadelphia Pike
- # 2011-11

Marisa Weaver was present to discuss the proposal with the Planning Commission. She explained that the operators of a retail shop on her parent's property wish to expand the existing building by 627 square feet to allow them to be able to display some of their larger merchandise, which they cannot display currently in the existing building.

Ms. Weaver stated that she has never seen more than four cars in the parking lot at any one time.

The gift shop has been on the property since the 1960's, prior to zoning in the Township. The Zoning Hearing Board approved the increase in size and the reduced setback from the side lot line.

The staff letter of May 20, 2011 was read. Ms. Weaver had a letter from Roger Fry stating that storm water management was not necessary for this building addition.

She explained that there would be 82 square feet of area in the addition for storage space and that only seven parking spaces would be required.

She believes that the additional building area will not generate additional customers to the site. It will only create additional display area.

Jeff Peters, builder, stated that storm water runoff would be directed eastward toward their bed & breakfast location. Mr. Stumpf asked about using infiltration to handle the storm water.

There were no audience comments.

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Mr. Siesholtz made a motion to recommend to the Board of Supervisors that they approve the requested waiver of land development plan processing subject to the applicant indicating where the storage area would be in the shop on the plans, leaving the existing parking "as is" for the moment, and do something – perhaps an infiltrator – for storm water management.

Mr. McCuen stated that someone else could operate the shop in an entirely different fashion that would add customers.

Ms. Weaver stated that the addition was mostly for storage.

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

Other Business:

a. LUAB – May Meeting Cancelled.

b. Official Map

Tara Hitchens of LCPC staff was present and made a video presentation of the latest draft of the Official Township Map.

Mr. Keylor made a motion to recommend adoption of the Official Map by the Board of Supervisors. Mr. Stumpf seconded the motion, which passed by unanimous voice vote.

c. Draft Zoning Ordinance

Mr. Young & Mr. Keylor 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 Skrincosky of Hawk Valley Associates and that the final draft should be ready for dissemination shortly.

Adjournment:

On a motion by Mr. Siesholtz, a second by Mr. McCuen and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday June 20, 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

