

May 24, 2010

The regular meeting of the East Lampeter Township Planning Commission was held on Monday May 24, 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, Mr. Siesholtz and Mr. Stumpf. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Roger Fry	-	Fry Surveying – Amos Stoltzfus
Darla & Olivia Shreiner	-	1846 Krystle Drive
Emily Stoltzfus	-	10 Resch Lane Lancaster

Minutes:

The minutes of the April 19, 2010 meeting were approved as distributed on a motion by Mr. Siesholtz, a second by Mr. McCuen and a unanimous voice vote.

Old Business: None.

New Business:

- a. Motel 6 – Preliminary / Final Land Development Plan – 2959 Lincoln Highway East - # 2010-16

With no one present to discuss the plans, the project was tabled until later in the meeting.

- b. Emanuel Beiler – Waiver of Land Development Plan Processing - 18 North Ronks Road - # 2010-15

With no one present to discuss the plans, the project was tabled until later in the meeting.

- c. High Steel Structures, Inc. – Preliminary / Final Land Development Plan – 144 Greenfield Road - # 2010-16

Ken Hornbeck of High Properties & Mark Magrecki of Steckbeck Engineering were present to discuss the project.

Mr. Hornbeck explained they need to expand the Steel Plant # 2 building due to some new equipment they are installing. There will be two small additions to the building. The new equipment requires extending the building outward and they will be required to add a restroom and a lunch room to accommodate Building Code requirements.

The David Miller Associates letter of May 18, 2010 was read as was the LCPC letter of May 11, 2010.

There were no audience comments.

Mr. Hornbeck stated there was to be a sidewalk installed along Old Philadelphia Pike with a crosswalk crossing Greenfield Road that would connect with a new sidewalk along the east side

of Greenfield Road and along Old Philadelphia Pike in front of the old steel plant office building.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the preliminary / final land development plan, waiver of preliminary plan processing, and deferral of additional road right-of-way, installation of curbing & installation of sidewalk, except as described.

Mr. Ranck seconded the motion, which was approved by voice vote with Mr. McCuen abstaining.

- d. Amos & Arie Stoltzfus – Deferral of Review to Upper Leacock Township – 2600 Stumptown Road - # 2010-17

Roger Fry was present to discuss the project. He explained that the Stoltzfus's owned the property on both sides of Beechdale Road on the south side of Stumptown Road. They are doing a subdivision along Beechdale Road to create a new lot at the southwest corner of the intersection. Only a small portion of the lot at the westerly end of the property is in East Lampeter Township. The area in ELT is not sufficient to construct anything much larger than an accessory structure. An entire house could not be built entirely in East Lampeter Township.

There are also two add-ons being taken from an adjacent farm and to be added onto adjoining residential lots. These add-ons and their receiving lots are all completely in Upper Leacock Township.

They are asking that the storm water management for the subdivided lot be deferred. The lot is for sale, and there is no buyer at present. The lot is of sufficient size that the placement of the house will alter any SWM plans proposed at this point.

The LCPC draft letter of May 24, 2010 was read.

Mr. Fry explained they have easements for the sewage replacement system.

There were no audience comments.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the requested deferral of plan review to Upper Leacock Township.

Mr. Siesholtz seconded the motion, which was approved by voice vote with Mr. McCuen abstaining.

- a. Motel 6 – Preliminary / Final Land Development Plan – 2959 Lincoln Highway East - # 2010-16

Mr. Patel was present to discuss the plans. He explained the issues with the proposal are all storm water management issues. The existing motel shown on the proposed land development plan is actually shown as being larger than the one approved on the previously recorded land development plan. They are measuring the building more accurately now to determine the exact size of the building. If it is indeed larger than was previously approved, the proposed addition will be reduced in size accordingly to avoid having to do storm water management.

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They are proposing a 900 square foot addition, but the additional motel size would reduce the addition to 720 square feet if necessary.

The David Miller Associates letter of April 15, 2010 was read.

Mr. Patel explained they are re-surveying the property to determine the exact size of the motel as constructed. They will add dimensions to the carport as well.

M. Patel stated there are two handicap parking spaces on the site that were not shown on the plans.

There are two sheds shown on the plans that were not on the original approved land development plans. One is for a water treatment system and the other is an equipment storage shed.

There are 45 parking spaces on the property.

They are requesting waivers of preliminary plan processing and plan scale size. Mr. Patel believes the property complies with the parking requirements.

The distances from the road centerline to the front corners of the adjacent buildings must be added to the plans to verify that their proposed addition meets the Zoning setback requirement.

There are no additional motel units being proposed, only the expansion of the existing manager's quarters. The manager's quarters were on the original plans.

The LCPC letter of May 11, 2010 was read.

There were no audience comments. Mr. Stumpf stated that all the engineer's comments must be addressed before meeting with the Supervisors for their action on the plans.

It was stated that the applicants engineer must meet with DMA to discuss the resolution to all the issues addressed in their review letter.

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 and plan scale size subject to the comments of the David Miller Associates letter of April 15, 2010 and the LCPC letter of May 11, 2010.

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

- b. Emanuel Beiler – Waiver of Land Development Plan Processing - 18 North Ronks Road
- # 2010-15

With no one present to discuss the project, Mr. Keylor made a motion to table the discussion until the June Planning Commission meeting. If the time for Township action expires prior to the next meeting, the motion is to recommend denial of the project to the Board of Supervisors.

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

Other Business:

a. LUAB

Mr. Ranck explained there will be no LUAB report as neither of our members was present at the meeting.

b. Official Map

Discussion of the previous meeting on the Official Plan indicated that Mr. Young & Mr. McCuen would be in touch with the LCPC to set up a time to discuss what should and should not be shown on the Official Map.

Following that meeting, a joint meeting with West Earl & Upper Leacock Townships would be arranged.

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 June 21, 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