

June 18, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday June 18, 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, Mr. Ranck, Mr. McCuen and Mr. Stumpf. Also present was Lee Young, Township Zoning Officer.

The following person was signed in as being present:

Mike LaCesa	-	Sheetz
Ron Lucas	-	Stevens & Lee - Sheetz
Harold & Ruth Ruhl	-	Sheetz
Steven Riehl	-	49 Eastbrook Road - Self
Brian Soyka	-	Sheetz
Mark Andrews	-	2192 Old Philadelphia Pike
Tara Hitchens	-	LCPC

Minutes:

The minutes of the May 21, 2012 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. Steven Riehl / John Lapp – Preliminary / Final One Lot Subdivision Plan – 2522 Meadowland Drive - # 2012-11

Mr. Steven Riehl, the buyer of the proposed lot, was present to discuss the project. They wish to subdivide 10 acres from the John Lapp farm off Meadowland Drive for a new residence.

They would be finishing the existing cul-de-sac at the end of Meadowland Drive & extending a new private street off the end of the cul-de-sac bulb to provide frontage for the new lot.

They had been in previously with a Sketch Plan showing an expanded over-size cul-de-sac bulb at the end of Meadowland Drive to provide the required road frontage. They decided to go with the private street instead.

The David Miller Associates letter of May 31, 2012 was read.

There were no audience comments.

Mr. Keylor asked if they were required to have a second cul-de-sac bulb at the end of the private street. While there is a requirement for a cul-de-sac at the terminus of the private street, they can request a waiver or modification if they like.

They are requesting waivers of preliminary plan processing, plan scale size, & 15" ADS pipe instead of RCP storm water pipe and deferrals of road improvements along US 30, curb & sidewalk along Meadowland Drive and cul-de-sac improvements at Meadowland Drive. DMA recommended denial of the pipe material request.

Mr. Young explained that the private street was a right-of-way, not an easement. There is a difference.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the subdivision plan; the requested waivers of preliminary plan processing & plan scale size and the deferrals of road improvements along US 30, curb & sidewalk along Meadowland Drive and cul-de-sac improvements at Meadowland Drive and denial of the SWM pipe material waiver request subject to the David Miller Associates letter of June 18, 2012, the LCPC letter of May 31, 2012 & a requirement not to widen the existing driveway but to flare the end where it connects to the existing cul-de-sac to discourage unwanted traffic to the farm.

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

b. Susquehanna Bank – Waiver of Land Development Plan Processing – 1950 Old Philadelphia Pike - # 2012-13

Mr. Steve Johnson from Susquehanna Bank was present to discuss the project. The bank intends to move their existing ATM machine from the far drive-through lane to a location adjacent to the building. The drive-through closest to the building will also be relocated to the current ATM lane.

To attach the ATM to the building, they will need to construct a bump-out that will alter the footprint of the building requiring land development approval.

There will still be two teller drive-through lanes & one ATM lane once the project is completed.

The staff letter of June 13, 2012 was read.

Mr. Johnston explained that the drive-through tubes are located overhead, not underground.

The comment regarding the narrowing of the existing driveway to strict the turning movements onto Glendale Drive was discussed. The drive-way is an exit only with

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signage so stating. Mr. Johnston felt there was not sufficient room to re-configure the driveway to reduce the number of lanes exiting onto Glendale Drive effectively.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the waiver of land development plan processing subject to the staff letter of June 13, 2012, however, the exit driveway should not be narrowed.

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

c. Sheetz, Inc. – Subdivision / Land Development Plan – 2425 Old Philadelphia Pike - # 2012-14

Chris Venarchick of RGS Associates was present to discuss the plans. He explained that they are only seeking input on the project this evening, not any type of approval.

He explained the project is located on 4 acres of land more or less partially in a C-2 Commercial District & partially in an Industrial District. The Airport Overlay District also affects the property. There is an existing house & barn located on the property, which will be demolished to make room for the Sheetz building. They are proposing two 2 acre lots. The storm water flows to the southeast corner of the property. Across Old Philadelphia Pike is the Smoketown Elementary School & across Mt. Sidney Road is the M&T Bank.

The greenhouses that had been on the property were demolished some time ago by the current owners.

The City of Lancaster is currently extending the water main in front of the property & they will be extending the sewer main to provide public water & sewer service to the property. There is limited restriction from the Airport Overlay District to the Sheetz tract. There is impact to the northerly proposed lot. The Ruhl's will be retaining ownership of that lot.

There will be two driveways into the site, one shared driveway from Mt. Sidney Road & one from Old Philadelphia Pike. Both are state roads and will require Penn DOT HOPs.

A traffic study has been performed and copies submitted to the Township & Penn DOT.

The storm water facility will be underground and will be located at the southeast corner of the lot. They will need an NPDES permit for the project. They are looking at what kind of development might occur on the northerly lot.

The LCPC letter of June 25, 2012 was read.

There will be no new public streets. They are requesting waivers of preliminary plan

processing, plan scale size, downspout size, the prohibition of connecting downspouts directly into the swm system & the swm pipe crossing Old Philadelphia Pike not being at a right angle to the road.

The possibility of storage units on the north lots has been discussed.

Mr. Keylor asked about the storm water system located on the north side of Old Philadelphia Pike, specifically where is it?

Mr. Keylor also asked about the demolition of an historic house & 1911 barn on the property. Could they look into re-locating the buildings to another site in the Township instead of just demolishing them? The Township would appreciate a good effort being made to re-use the buildings elsewhere.

The applicant stated that they will try to do that.

The applicant showed a rendering of their proposed building. They will have indoor restaurant seating, permanent outdoor seating & a car wash on the site. Parking for the outdoor seating was discussed & they believe that they have sufficient parking per the Ordinance.

There will be sidewalks located along both road frontages of the property.

Mr. McCuen asked about lighting for the site. This is a rural area and the intense lighting generally associated with Sheetz will not go over well. The applicant explained that they are using a more subdued lighting package now than they had in the past.

The Old Philadelphia Pike driveway will be right-turn-in & right-turn-out only. With the proximity of the existing traffic light at PA 340 & Mt. Sidney Road, the cuing for PA 340 westbound & Sheetz access to eastbound traffic conflict & Penn DOT won't allow full turning movements at the Old Philadelphia Pike driveway.

No action was taken on the plans.

- d. Texas Roadhouse – Waiver of Land Development Plan Processing – 2317 Lincoln Highway East - # 2012-15

Mr. Thomas Fuller of Texas Roadhouse was present to discuss the project. He explained that in order to get more working space inside the building they want to move their beer cooler outside in a 6 foot by 15 foot cooler to be located on a new 4 inch thick reinforced concrete pad. The pad will be over existing impervious surface.

Entrance to the cooler will be from the inside of the restaurant building. There will be no exterior access to the cooler.

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The unit will be painted tan to match the existing building.

The June 13, 2012 staff letter 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 plan processing.

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

Other Business:

a. LUAB

Mr. Young had distributed to the Planning Commission members, the June 11, 2012 LUAB letters regarding the Belmont Commercial Development Revised Conditional Use Application in Manheim Township and the Lancaster Township Comprehensive Zoning Ordinance Update.

Ms. Tara Hitchens of LCPC was present & offered to discuss either or both proposals if the Planning Commission had any questions.

There were none.

b. Lancaster County Traffic Improvement Program

Mr. Keylor asked if the letter of thanks he had suggested had been sent yet. Mr. Young explained that Mr. Hutchison would be handling this at the regular Metropolitan Planning Organization meeting. The last meeting was re-scheduled due to an air-conditioning failure at the County Offices. When it is re-scheduled, Hutch will be there and express the Township's appreciation of the LCPC staff's work on the program.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. McCuen, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday July 16, 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

