

June 20, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday June 20, 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:

Mark Johnson	-	RGS Associates – Bentley Ridge
Mark Deimler	-	Strausser Engineering & Surveying – John Beiler
David Keener	-	Team Ag – Omar Fisher

Minutes:

The minutes of the May 23, 2011 meeting were approved as distributed on a motion by Mr. Ranck, a second by Mr. Siesholtz and a unanimous voice vote.

Old Business: None

New Business:

- a. Bentley Ridge – Final Land Development Plan – 102 Bentley Ridge Blvd. - # 2011-12

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

Mr. Johnson stated that they had been to the Planning Commission & Board of Supervisors previously for approval of the Conditional Use application to revise the original conditional use approval for Phase II of the project. They are back for the Final Plan approval.

They are proposing three 6 unit townhouse buildings, one 16 unit apartment building and one 12 unit apartment building within the Phase II area and one four unit townhouse building in the Phase I area. They are also proposing three garages buildings and additional parking with the project. They will be joining the three parcels that make up the project in common.

They are requesting a waivers of topography for the entire site as there will be minimal grading changes, showing the locations of utilities and installation of curbing along parking compounds.

The David Miller Associates letter of June 17, 2011 was read. Mr. Johnson explained that most of the comments are completed.

There will be no covenants with the project.

HRG is reviewing the sanitary sewer for compliance.

The sidewalk at the intersection of Bentley Ridge Blvd. & Buckwalter Road should be relocated. Mr. Johnson explained that due to existing landscaping installing the sidewalk where DMA suggested would require removing existing landscaping. They will discuss this with the Board of Supervisors.

Mr. Johnson stated they can comply with all the storm water management requirements.

The draft LCPC letter dated June 16, 2011 was read.

There were no audience comments.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the final land development / lot add-on plan and the requested waivers of topography on the entire site, showing utility locations on the plan & installation curbing along parking compounds subject to the David Miller Associates letter of June 17, 2011 and the Lancaster County Planning Commission draft letter of June 16, 2011.

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

- b. John & Mary Beiler - Waiver of Land Development Plan – 12 A South Ronks Road - # 2011-13

Mark Deimler of Strausser Engineering & Surveying and John Beiler were both present to discuss the project.

Mr. Deimler explained that the farm is located essentially at the southwest corner of the intersection of US 30 & South Ronks Road. The farm also has frontage along Bachmantown Road.

There is currently a two unit farm house on the property with Mr. Beiler & his family in one unit & his mother in the other. They want to erect a third unit that would be in a single family detached dwelling for his son, who is farming the property.

Mr. Beiler has a nutrient management plan & a conservation plan for the farm. He has talked with Public Works Director Charlie Thomas about his public sewer connection.

Mr. Deimler explained that they are adding only the impervious area from the roof. There will be no additional driveway or other paving or impervious surface beyond the house roof. The additional storm water runoff will be sent into an infiltrator, which is being designed now.

They are requesting an approval based on the conditions outlined in the David Miller Associates letter of June 17, 2011.

Mr. Deimler stated no new lots have been subdivided off or additional principle uses added since January 23, 1987. They will dedicate additional road right-of-way if required to do so.

The farm is 43 acres. No new driveway will be added, they'll be using the existing driveway.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing subject to the David Miller Associates letter of June 17, 2011.

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

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- c. Omar & Sally Ann Fisher – SWM Plan for Building Permit – 133 Buckwalter Road – Permit # 11119

David Keener of Team Ag & Omar Fisher were present to discuss the project. Mr. Keener explained that the farm is located on Buckwalter Road immediately west of the Township Office complex.

The proposed chicken house will house 15,000 birds. No land development plan is being done, just the storm water management plan.

They have the David Miller Associates letter of June 17, 2001, which was read.

Mr. Keener explained that they have verified the separation distances between the chicken house and all the dwellings on the adjacent properties. The chicken house is at least 500 feet from all adjacent dwellings.

The chicken house is proposed to be 46 feet wide by 422 feet long & 24 feet high on one floor. There will be no cages the birds will be housed on slats so their manure can be cleaned regularly for disposal. The house will be cleaned thoroughly every 14 months, when the chickens are removed and before the new chickens arrive.

The manure will be used on-site in accordance with the nutrient management plan. There will be no manure storage on-site.

The question came up about spreading the manure on-site when the chickens are rotated in and out during winter months or when there are crops on the field.

Mr. Keener stated that the nutrient management plan can be adjusted at anytime to accommodate on-site storage or off-site disposal of manure. It was suggested that if there is even a possibility of a manure storage pit being erected on-site, that the storm water management for that pit be done now.

Mr. Keener stated that they did the perc tests for the storm water infiltration system and that they can comply with the DMA SWM comments.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the storm water management plan subject to the David Miller Associates letter of June 17, 2011.

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

Other Business:

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

Mr. Young presented the revised Official Map to the Planning Commission which showed the changes recommended by the Planning Commission at a previous meeting.

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. 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 July 18, 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