

June 21, 2010

The regular meeting of the East Lampeter Township Planning Commission was held on Monday June 21, 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. Ranck, Mr. Siesholtz and Mr. Stumpf. Mr. McCuen was absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Mark Johnson - RGS Associates – Mill Creek Square

Minutes:

The minutes of the May 24, 2010 meeting were approved as distributed on a motion by Mr. Stumpf, a second by Mr. Siesholtz and a unanimous voice vote.

Old Business:

- a. Wilmer & John Michael Fisher – Preliminary / Final Land Development Plan – Sewer Module – 669 Hartman Station Road – # 2009-31

The project was recommended for approval to the Board of Supervisors in February 2010 using public sewage disposal. They have since decided to continue using the existing on-lot sewage disposal system for the existing structure and not to sewer the proposed building.

They are requesting that the previous approval with public sewage disposal be amended to allow the continued use of on-lot sewage disposal.

Mr. Stumpf made a motion to revise the approval to allow the continued use of the existing on-lot system and not to add sewer to the proposed building. Mr. Siesholtz seconded the motion, which passed by unanimous voice vote.

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

Mr. Beiler was present to discuss the project. He explained he wanted to convert the existing house into a two unit building. The staff letter of May 18, 2010 was read.

Mr. Beiler explained he will remove the sheds at the rear of the property to make parking spaces. He is currently working on a driveway easement.

There were no audience comments.

Mr. Stumpf asked if he would continue using the existing well. He said he would.

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 staff letter of May 18, 2010 and obtaining the services of a surveyor to verify that the frontage requirements are satisfied.

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

New Business:

- a. Warrington – Final Land Development Plan – Phase 1A – 34 units – 2219 Harmony Hill Drive - # 2010-19

The applicant has requested that this project be tabled until a latter date to allow time to adequately make the required revisions to the plans.

Mr. Keylor made a motion to table action on the Warrington Project unless the Townships allotted review time is due to expire, in which case the motion would be for denial of the project. Mr. Ranck seconded the motion, which was passed by unanimous voice vote.

- b. Revised Mill Creek Final Plan – 2350 Lincoln Highway East - # 2010-21

Mark Johnson of RGS Associates and Ken Hornbeck & Steve Evans of High Associates were present to discuss the plans. They had previously submitted a Final Plan for this project which had been approved and recorded. They would like to make revisions to that plan based on prospective tenant requests for minor changes.

They are revising the rear of the easterly building, revising the proposed restaurant pad along Lincoln Highway to be more rectangular and parallel to the road, and the previously proposed bank is not proposed to be a bank now.

The revisions approved for the Ross for Less store canopy are also included on this plan.

The David Miller Associates letter of June 18, 2010 was read as was the LCPC letter of June 15, 2010.

Mr. Johnson explained they have set the project up for access management in coordination with the Host & the Sheraton Four Points project if the Host is willing to cooperate with the installation of the shared driveway.

Mr. Siesholtz made a motion recommending to the Board of Supervisors approval of the Revised Final Plan subject to the David Miller Associates letter of June 18, 2010 & the LCPC letter of June 15, 2010.

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

- c. Host Farm Pond – Storm Water Management Plan – Host Pond – 2300 Lincoln Highway East - # 2010-20

Mark Johnson of RGS Associates & Ken Hornbeck of High Associates were present to discuss the project. Mr. Johnson explained the existing pond straddled the property line. They are relocating and revising the pond to be completely on the Host property to settle a lawsuit.

The pond was an irrigation pond for the Host golf course. The owners of Mill Creek Square agreed to build the Host a new pond totally on their own property. There will be 2 acres of disturbance for the 1 ½ acre retention pond.

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Mr. Hornbeck stated the pond was not a storm water pond, but was for esthetics. The need for the plan approval was questioned.

Mr. Young explained that the addition of impervious sidewalk & the impervious clay lining for the retention pond necessitated the storm water plan.

The second David Miller Associates letter dated June 16, 2010 was read. No LCPC review is required for this project.

Mr. Hornbeck stated that High Associates cannot provide consent for the project other than the signed agreement settling the lawsuit.

There were no audience comments.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the SWM Plan subject to the DMA letter of June 16, 2010. Mr. Siesholtz seconded the motion, which was passed by unanimous voice vote.

Other Business:

a. LUAB

Mr. Ranck explained there was no report sent to him on the previous meeting and he didn't get an agenda.

b. Official Map

Mr. Young explained that he & Mr. McCuen meet with Tara Hitchens of LCPC to go over the items that County GIS has available in its data base that could be shown on our Official Map. Ms. Hitchens explained there are restrictions on showing water lines and that there are quite a number of items that we wouldn't want on our Official Map.

She suggested the zoning not be shown. If & when zoning districts are revised, the Official Map would need to be changed as well, requiring more hearings & more work.

We did talk a length about trails, especially along streams & creeks.

We will contact West Earl & Upper Leacock Townships to set up another joint meeting.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. Ranck, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday July 19, 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

