

July 16, 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:

Ed Jefferis - Concord Land Planning – Andrew Beiler

Minutes:

The minutes of the June 18, 2012 meeting were approved as distributed on a motion by Mr. McCuen, a second by Mr. Stumpf and a unanimous voice vote.

Old Business: None

New Business:

- a. Steven Riehl / John Lapp – Preliminary / Final One Lot Subdivision Plan Sewer Module 2522 Meadowland Drive - # 2012-11

Mr. Young explained that the applicant had submitted their sewer module for an on-lot septic system for this subdivision plan, which the Planning Commission had recommended for approval last month. Marvin Stoner, the Township's Sewage Enforcement Officer, had approved the percolation & probe tests for the site. There were no LCPC comments.

Mr. Keylor made a motion to recommend approval of the module pending approval by LCPC, Mr. Ranck seconded the motion, which passed by unanimous voice vote.

- b. Andrew Beiler / A&J Power – Preliminary / Final Lot Add-On Plan – 340 / 346 Beechdale Road - # 2012-07

Mr. Ed Jefferis from Concord Land Planning was present to discuss the plans. He explained the project was to add-on the A&J Power building at the rear of the property onto the Andrew Beiler residential property to the north. They are requesting a waiver of preliminary plan processing and deferments of street improvements along the Andrew Beiler property but not including previously required improvements along the current A&J Power property, curbs & sidewalks again along the Andrew Beiler property only.

The proposed property line for the add-on encroaches into the required 10 foot

greenbelt adjacent to the existing parking lot. They will move the line to meet the greenbelt requirement. They have the choice of moving the property line to meet the greenbelt, ask for a variance from the Zoning Hearing Board, or remove existing paving to meet the greenbelt requirement.

They are currently in the process of creating a nutrient management plan & a conservation plan.

The David Miller Associates letter of July 13, 2012 was read as was the May 30, 2012 Lancaster County Planning Commission letter.

There were no audience comments.

Mr. Keylor questioned the DMA comment # 5 regarding sidewalks. The Ordinance generally doesn't require sidewalks in the Rural District, only road widening if needed & curbs. Mr. Young is to check the Ordinance to confirm.

Mr. Jefferis stated they will physically delineate the existing property line between the Andrew Beiler property & the add-on tract on the ground. This is a requirement suggested by the Township solicitor to delineate the limits of the non-conforming use currently existing on the add-on tract.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the preliminary / final subdivision plan; the requested waiver of preliminary plan processing; and the deferral of road improvements including road widening & curbing along the frontage of the Andrew Beiler residential property, no sidewalk is to be installed along that property except for previously approved A&J Power required improvement, the adjusting of the proposed lot lines to meet the 10 foot greenbelt requirement, the implementation of a nutrient management plan & a conservation plan, the David Miller Associates letter of July 13, 2012, the LCPC letter of May 30, 2012 except there is no 100 foot well separation requirement for public sewer, and a clarification on the plans that the subdivision meets the Zoning Ordinance parking requirements.

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

Other Business:

a. LUAB

Mr. Young reported that he had attended the July 12, 2012 meeting of LUAB as ELTs alternate to the Board. There were four items on the agenda. The Drager petition in West Hempfield Township to re-zone 37.4 acres from Rural Agricultural to R-2 Residential was discussed. LCPC had issues with the petition because it was outside the Urban Growth Area and there was no credible evidence that there was a need for

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additional R-2 zoned land in the Township. The Board consensus was that the proposal was not consistent with Growing Together.

The second project was also a petition to re-zone from Rural Agricultural to R-2 Residential in West Hempfield Township on behalf of Kollers to re-zone 18.8 acres that are located adjacent to the Drager property & were also outside the Urban Growth Area. LCPC had the same issue with this proposal & again the Board determined that the proposal was not consistent with Growing Together.

The third proposal was a petition to amend the zoning map in Manor Township & was the result of a court decision requiring that the Township adopt the amendment. Since it was court ordered, the Board felt it was not necessary for them to act, but the determination was that in light of the circumstances of the amendment, the proposal was consistent with Growing Together.

The last item was a petition to re-zone 10 acres in Washington Boro Manor Township from Agricultural to Village. The adjacent property is zoned Village, but the applicant presented no compelling evidence that there was a need for more Village area in the Township. The sole purpose of the petition was to allow the operator of an existing farm stand to sell ice cream, which he is not permitted to do in the Agricultural Zone. Again, the Board consensus was that the proposal was not consistent with Growing Together.

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 August 20, 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

