

July 18, 2011

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

The following persons were signed in as being present:

Ray Wright	-	Johnson & Johnson Merck
Tara Hitchens	-	LCPC
Michael Nedrow	-	2116 Waterford Drive - BSA Troop # 83
Ryan Nedrow	-	2116 Waterford Drive – BSA Troop # 83

Minutes:

The minutes of the June 20, 2011 meeting were approved as corrected on a motion by Mr. Siesholtz, a second by Mr. Ranck and a unanimous voice vote.

Old Business: None

New Business:

- a. Johnson & Johnson Merck – Preliminary / Final Land Development Plan – 1838 Colonial Village Lane - # 2011-14

Gerry Maragos & Ray Wright of Gannett Fleming were present to discuss the project.

Mr. Maragos stated they are proposing two additions to the existing building, one a linear corridor along the front of the building and a 10,000 square foot warehouse to the rear of the building.

The storm water management plans for this project include the additional impervious areas previously placed on the site that were not removed as required with previous waivers of land development plans and the additional impervious area created by the expansion of the smoking area into a lunchroom.

Mr. Wright explained that the corridor connection at the front of the building is to connect two laboratory areas and to prevent cross-contamination caused by leaving & re-entering lab areas. They are connecting two like contamination zones together.

The 10,000 square foot addition is for general storage.

The David Miller Associates letter of July 14, 2011 was read.

They did the topography in April 2011.

They will note waivers on the plan for the temporary trailers and the lunch room. There will be no new employees added.

Mr. Young explained that there is no requirement to do interior landscaping within existing parking lots.

The Planning Commission stated that if the area on the plan marked "temporary gravel parking" is to remain as parking, it must be paved or a variance granted by the Zoning Hearing Board. If the gravel parking will be removed with the temporary trailers, it can remain gravel for the duration.

They are requesting a waiver of preliminary plan processing.

The topo is from a field survey, not from previous mapping.

With no new employees being added, there is no need for a traffic study.

They need to add building coverage data. The storm water report areas differ from the areas shown on the plan. This must be addressed.

Driveways need to be dimensioned.

Curbing is required around the parking compounds. The curbing would not affect storm water flows.

Sidewalks are also required along parking compounds. No waivers have been requested.

The gravel parking is for the employees temporarily housed in the temporary trailers.

All ADA access to the building is in the front. There is no ADA access to the rear of the building.

The rear gravel areas are not intended for parking despite the labeling on the plans. It was for deliveries and for ease of truck maneuvering. The intended use of the "gravel parking" area must be determined.

There were no audience comments.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the preliminary / final land development and the requested waiver of preliminary plan processing pending a favorable review by LCPC on August 8, 2011.

Mr. Siesholtz seconded the motion, which passed by a 3 to 1 vote with Mr. Ranck voting "no".

- b. Isaac & Marian Stoltzfus – Preliminary / Final 3 Lot Subdivision Plan – 782 Hartman Station Road - # 2011-15

The applicant asked that this plan be lifted from the agenda to give them more time to make revisions to the plan per the David Miller Associates comments.

Other Business:

- a. LUAB

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Neither East Lampeter Township representative was present at the July meeting. Ms. Hitchens of LCPC explained there was one project discussed. A parcel in Manheim Township at the intersection of Fruitville Pike & Park Drive is proposed to be re-zoned from I-1 to B-4.

b. Official Map

Mr. Young presented revisions suggested by staff. The Planning Commission reviewed each one and determined the merits of each individually.

On a motion by Mr. Siesholtz, a second by Mr. McCuen and a unanimous voice vote, the Planning Commission directed that the approved changes to the Official Map be made.

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. McCuen, a second by Mr. Ranck and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday August 15, 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

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