

July 19, 2010

The regular meeting of the East Lampeter Township Planning Commission was held on Monday July 19, 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. McCuen and Mr. Stumpf. Mr. Siesholtz was absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Craig Bonenberger	-	McCarthy Engineering – Christian Esh
Don Eisenberger	-	40 Hemlock Lane Leola – Bird-in-Hand Farmers Market
John G. Riehl	-	236 Weavertown Road – Bird-in-Hand Farmers Market
Peter Patel	-	2007 Lincoln Highway East
Michael Miller	-	1059 Snapper Dam Dr. Landisville
Christian Esh	-	2571-D Siegrist Road
Ben Bamford	-	1853 William Penn Way – Proposed Zoning Ordinance
Christ G. Lapp	-	Bird-in-Hand Farmers Market.

Minutes:

The minutes of the June 21, 2010 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. 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 later 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. Mill Creek Fence – Waiver of Land Development Plan Processing – 2281 / 2285 Old Philadelphia Pike - # 2010-22

With no one present to represent the plan, action was tabled until later in the meeting.

- c. Christian P. & Rachel S. Esh – One Lot Subdivision of Existing Dwelling – 2571 Siegrist Road - # 2010-23

Craig Bonenberger of McCarthy Engineering & Christian Esh were present to discuss the plan.

Mr. Bonenberger explained that there were several dwelling units existing on Christian Esh's 56 acre farm. They would like to subdivide one of the existing dwellings from the farm for their daughter & son-in-law.

The access to the proposed lot would remain to be via the existing driveway with a private street agreement.

A Sketch Plan had been submitted previously for review. There will be no new construction and no new traffic with this proposal.

The David Miller Associates letter of July 6, 2010 was read.

The issue of truck traffic was discussed. Mr. Bonenberger stated that the existing gravel driveway could be widened to facilitate truck movements.

Mr. Bonenberger explained all but one of the existing dwelling units pre-dates January 23, 1987 and that unit was approved by a land development plan in 1997. There is still one more additional unit or building lot available on the farm.

They will show the additional road right-of-way required along Siegrist Road.

They are requesting a waiver of the radial lot line requirements for the proposed lot line intersection with the private street.

The existing dirt lane to the north side of the property is a farm lane and was used in the past to access a barn they were renting off-site at the time. They are no longer renting that barn, but the children from Old Philadelphia Pike use the lane to walk through the farm to their school on Siegrist Road. There is no formal agreement with anyone to use the lane.

Mr. Bonenberger stated that the Sketch Plan did not show all the existing features on the site.

There were no audience comments.

Mr. Stumpf asked about the sewer & water for the dwelling. The seepage bed for the on-lot septic system is on the farm, but will have an easement for access.

The house added in 1997 is hooked to public sewer. One well serves all the dwellings on the farm. They will add a proposed well on the new lot.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Subdivision Plan and the requested waivers of preliminary plan processing, the cul-de-sac turn-around, driveway widening, paving requirements, curb & sidewalk along the private street, widening & curb along Siegrist Road and radial lot line requirement subject to the David Miller Associates letter of July 6, 2010, the inclusion of additional right-of-way dedication to the Township, showing a proposed well on the new lot, and addressing truck movements through the property to allow for trucks to pull onto and off of the property without backing up.

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

- d. Bird-in-Hand Farmers Market – Waiver of Land Development Plan Processing – 2710 Old Philadelphia Pike - # 2010-24

Donald Eisenberger of Bird-in-Hand Farmers Market was present to discuss the proposal. They

Page 3

wish to place a 20 foot by 22 foot shed on the property over two (2) parking spaces near the farmers market building to house a walk-in refrigeration unit for one of the stand holders.

He explained they have more than enough parking to satisfy the Zoning Ordinance requirement for parking.

The staff letter of July 15, 2010 was read.

There were no audience comments.

Mr. Stumpf asked about the construction of the shed. It will use T-111 siding and be painted to match the main building. It will house a walk-in cooler for one of the stands at the market.

Mr. Eisenberger stated the parking spaces are 10 feet wide.

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 July 15, 2010.

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

- e. Peter Patel – Waiver of Land Development Plan Processing – 2007 Lincoln Highway East - # 2010-25

Michael Miller, P.E. & Peter Patel were present to discuss the proposal. Mr. Miller explained that Mr. Patel had purchased the site in 1996 and has had several proposals for uses on the property including a motel that was denied & a car lot for Calvary Auto Sales which was approved & was operating until recently.

They want to operate a small landscape business to sell mulch. They would install a new manufactured office building on-site, two (2) storage sheds & four (4) outside mulch bays on the site. There is already a parking facility on the property.

They explained they would also propose to locate a fast food truck on the site. They would operate daylight hours only.

The David Miller Associates letter of July 15, 2010 was read.

Mr. Miller explained the office trailer would be 35 feet by 15 feet, the storage sheds would be 30 feet by 25 feet, the mulch bins would be 15 feet by 60 feet and the parking area would be 37 ½ feet by 15 feet.

Mr. Keylor asked if the structures would be permanent or moveable. They would be drop-off trailers.

Mr. Stumpf asked if they were two (2) separate business, mulch & food service? Yes they would be separate.

Mr. Keylor asked if the parking spaces were marked. Mr. Miller said 70 parking spaces are marked.

Mr. Keylor asked about perimeter greenbelts and clear sight distances at Lincoln Highway.

There were no audience comments.

Mr. Stumpf stated he thought they needed to go back to the drawing board. Too much information is missing.

Mr. McCuen stated that asking for a waiver doesn't mean it will be granted.

Mr. Miller stated the project is not worth the cost of a land development plan.

Mr. Stumpf made a motion to recommend to the Board of Supervisors denial of the waiver requested based on the David Miller Associates letter of July 15, 2010.

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

Other Business:

a. LUAB

Mr. Ranck stated there was no meeting in July, no report and no new projects submitted for discussion.

b. Official Map

Mr. McCuen explained the meeting with Upper Leacock Township, West Earl Township & Tara Hitchens & Gwen Newell from Lancaster County Planning Commission. We have outlined some of the things we thought should be shown on the Official Map, railroads, roads, trails along streams, etc.

With the computer, changes are made directly to the map and there is no back & forth with paper drawings and revisions.

c. Proposed 2010 East Lampeter Township Zoning Ordinance

Tom Smithgall & Ben Bamford of High Associates were present to discuss the Proposed 2010 Zoning Ordinance. It was explained that the Ordinance was still being written. The Ordinance is close to completion, but there are details and formatting to be done before the document is made public.

The partial copy that Mr. Smithgall had reviewed indicates things that he feels would be punitive to the owners of Greenfield Corporate Center. He expressed concern that there would be restrictions on larger projects that would limit their flexibility in attracting tenants.

No action was taken as the Ordinance has not been completed as yet.

Page 5

- b. Millcreek Fence – Waiver of Land Development Plan Processing – 2281 Old Philadelphia Pike - # 2010-22

With no one present to represent the project, Mr. Young explained that a potential buyer wants to add an additional dwelling unit to the property.

The David Miller Associates letter of June 16, 2010 recommending denial of the waiver was read.

Mr. McCuen made a motion to recommend to the Board of Supervisors denial of the waiver of land development plan processing.

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

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 August 16, 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

