

Planning Commission Meeting Minutes
August 9, 2016

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday August 9, 2016 at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Chairman Keylor called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Siesholtz, Mr. McCuen, Mr. Rutt, and Mr. Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer.

The following persons signed in as being present:

Cathy Linetty	Susan Snyder
Linda McMinn	Benuel King
Bruce Walton, Sherman and Walton	Jeff Cutler
Henry F. King	Bill Swiernik, David Miller Associates

Minutes:

The minutes of the July 12, 2016 meeting were approved with corrections noted on a motion of Mr. Ranck and a second by Mr. Siesholtz with all voting in favor.

Old Business:

a) none

New Business:

a) South View Drive Subdivision and Land Development #2016-18, 2324 South View Drive
Mr. William Swiernik of David Miller Associates and Mr. Bruce Walton of Sherman and Walton were present to represent the proposed subdivision. Mr. Swiernik noted that the property is located to the south just off of South View Drive within the VR – Village Residential zoning district. The proposal calls for a 13 lot subdivision to be constructed of single-family dwellings on a cul-de-sac roadway until the neighboring property to the south is developed.

Mr. Swiernik noted that the proposal is consistent with the character of the other dwellings and parcels within the neighborhood but that there is agricultural uses to the east and south of the property at this time. Mr. Swiernik stated that roadside swales would be used as part of the stormwater management facilities on the properties. It was also noted that the low pressure sewer system with individual grinder pumps would be extended to serve the dwellings and private on-lot wells would be used for water supply.

Mr. Swiernik stated that the internal roadway would not have curbs, but curbing will be placed along South View Drive.

Mr. Swiernik went through the requested waivers/modifications for the plan

1. Preliminary Plan processing – one phase of development is considered.
2. Plan scale – providing a larger scale
3. Curb on new roadway – using road side swales and thus curbing would interfere with the stormwater facilities.
4. Sidewalk on both sides of the new street – want to put on the east side of the new street
5. Lot lines – generally 90 degree to street, lots can be completed and constructed on without meeting this general requirement.
6. Traffic impact study – will be removed from waiver request as the 125 total trips per day is not met at peak hours.

Mr. Keylor noted that any of the stormwater comments would need to be addressed through the Township Engineer. Mr. Swiernik stated that the stormwater facilities would need to be maintained by each homeowner. There was a question if there would be pooling or ponding within the facilities. Mr. Swiernik responded that the intent is to have vegetated low lying area that would not be mowed on a regular basis and would be a mixture of grasses and plants.

Mr. Swiernik noted that the applicant and David Miller Associates can come into compliance with all comments from Lancaster County Planning Commission.

Public Comments:

435 Mount Sidney Road resident:

Is Mr. Walton guaranteeing that the wells within the area will not be affected when 13 new wells are drilled as there are issues with well water already at this time. Also wanted to know if they would get an exception to the installation of sidewalks when the Township wants them on their roadway just like this project is requesting because these are not wealthy people. It was further questioned if there would be a buffer with the houses along Mount Sidney Road. Felt that the quality of life in the area would be significantly impacted. Very concerned with well drilling and the possibility of standing water in the stormwater facilities.

Mr. Swiernik noted that more testing would need to be completed and that the extension of water to this area would be a project of Lancaster City Water Authority. Mr. Swiernik noted that there would not be a buffer along the homes of Mount Sidney Road. The intent of the stormwater facilities is to not have standing water.

436 Mount Sidney Road resident:

People drive 60-70 miles an hour on Mount Sidney Road and the Township continues to allow more and more building without thinking about the view of those that already live there and the services within the area.

Various Residents:

Is there a noise ordinance in the Township because this area has music all night from the school? Ms. Hitchens responded that there was not a noise ordinance within East Lampeter Township.

Neighbors would have purchased the property if they would have known it was for sale years ago, but it was all hush hush.

Who are stormwater issues reported to after these people move in and don't take care of their stormwater facilities? Ms. Hitchens noted that these facilities would be put on an inspection list that the Township must complete per the requirements of the MS4 permit that the Township holds through PA DEP. Complaints can be reported to Charity Kadwill, Stormwater Coordinator for East Lampeter Township.

Mr. King:

Any continued discharge from existing discharge? Mr. Swiernik noted that the pre and post development rates are equal in the proposal, as required by the ordinance.

Can any improvements be made on that? Can any buffer be placed along the eastern side next to the agricultural lands to eliminate or reduce the trash that blows onto his property?

Mr. Swiernik noted that the applicant would be willing to work with Mr. King, if Mr. King were so inclined to improve the situation, but that Mr. King had earlier noted in a discussion with Mr. Walton that no improvements on the King property were permitted. Ms. Hitchens noted that the zoning ordinance does not permit a buffer along agricultural lands as it has a negative impact on the crop.

Mr. Swiernik went through the Becker Engineering review letter with the following comments from the Planning Commission members.

Mr. Keylor noted that the cul-de-sac option was a better option. Mr. Swiernik noted that surface maintenance would be assigned to the owners at the end of the cul-de-sac

Mr. Rutt questioned if the sidewalk was on the east side when the sketch plan came before the PC. Mr. Swiernik noted that it was.

Mr. McCuen stated that he was not always a fan of sidewalks on both sides of the street as they are too much in some cases and believes this to be one of those.

Mr. Siesholtz clarified that the sidewalk modification is to construction sidewalk along only one side of the new roadway.

Mr. Keylor questioned what deed restrictions would be. Mr. Swiernik and Ms. Hitchens noted that they would include stormwater management. Mr. Keylor stated that these should be referenced on the deed, but not deed restrictions.

Mr. Swiernik stated that he will request a meeting with Becker Engineering and Township Staff prior to moving forward to the Board of Supervisors for action.

On a motion by Mr. Siesholtz with a second by Mr. Ranck, all voting in favor, the Planning Commission recommended conditional approval of the subdivision and land development plan based on the August 8, 2016 Becker Engineering review letter, the Lancaster County Planning Commission letter drafted on August 1, 2016, the withdrawal of modification #6

The following were noted as part of the motion all pertaining to subdivision and land development comments within the Becker Engineering review letter dated August 8, 2016:

1. Comment #6 should be considered as part of the design, but not required.
2. Comment #7 no barrier should be used, keep the cul-de-sac
3. Comment #14 work with the Township Solicitor for the appropriate language
4. Meet with Township staff and Township Engineer to resolve stormwater issues
5. Request that the applicant look at the possibility of working with the neighbor to reduce run off onto the farm property.

b) Upper Leacock Township Zoning Ordinance Amendment

Mr. Keylor thanked Upper Leacock Township for forwarding the proposed zoning ordinance amendment and noted that he is encouraged to see that they are keeping their ordinance up to date.

On a motion by Mr. Keylor and a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended forwarding the letter penned by Ms. Hitchens noting consistency with the Conestoga Valley Regional Comprehensive Plan to Upper Leacock Township.

Briefing Items:

a) None

Other Business:

a) SALDO Update – Mr. Keylor noted that the use of Manufactured Home Park should be considered rather than Mobile Home Park to be consistent with the zoning ordinance. Mr. Keylor also noted that the numbering is opposite the zoning ordinance and that he would provide a worksheet for definitions.

b) LUAB – the meeting for LUAB was cancelled.

Announcements:

None

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on September 13, 2016 at 7:30pm at the East Lampeter Township Office 2250 Old Philadelphia Pike, Lancaster, PA 17602.

Respectfully submitted,
Tara A. Hitchens, AICP
Director of Planning/Zoning Officer