

August 15, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday August 15, 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. Stumpf, Mr. McCuen and Mr. Siesholtz. Mr. Ranck was absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

N. Altoaffe	-	Lancaster Farmland Trust – Talmage Quarry
M. McQuery	-	Lancaster Farmland Trust – Talmage Quarry
Doris & Gene Kreider	-	117 Snake Hill Road – Talmage Quarry
Tara Hitchens	-	LCPC
Fred Daum	-	2142 New Holland Pike
Gerald Maragos	-	Gannett Fleming – J&J Merck
Greg Warner	-	Johnson & Johnson Merck
Michael Lorelli	-	High Associates – 167 Greenfield Road
Tom Clark	-	High Associates – 167 Greenfield Road
Ray Wright	-	Johnson & Johnson Merck
Mark Caroll	-	ICM
Stephanie Smith	-	Lancaster Farmland Trust – Talmage Quarry
Karen Dickerson	-	Lancaster Farmland Trust – Talmage Quarry
Fred VanName	-	Lake Roeder Hillard & Assoc. – Isaac Stoltzfus
Isaac Stoltzfus	-	782 Hartman Station Road - Himself

Minutes:

The minutes of the July 18, 2011 meeting were approved as corrected on a motion by Mr. Siesholtz, a second by Mr. McCuen and a unanimous voice vote.

Old Business: None

New Business:

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

Fred Van Name of Lake Roeder Hillard & Associates was present to discuss the project.

The David Miller Associates letter of August 5, 2011 was read. Mr. Van Name explained they were subdividing three lots from the 82.9 acre farm with a conservation easement on it. Lot # 1 has 1.8 acres with an ECHO housing unit (granny flat) proposed on the lot, Lot # 2 has 39.9 acres & Lot # 3 Has 41.1 acres.

The are requesting waivers of preliminary plan processing, one foot freeboard on the detention basin reduced to 6 inches, drainage easement to downstream water course, use of Type "D" endwall where Type "DW" is required and the use of a smooth wall polyethylene pipe with no anti-seep collar in place of an RCP pipe with an anti-seep collar. They are requesting deferrals of road improvements & the dedication of additional road right-of-way.

Mr. Van Name explained that they have the Appendix 5 signed and they would be proposing a fee in-lieu of parkland dedication.

The Lancaster County Planning Commission letter of August 9, 2011 was read. Mr. Van Name stated that they would add the Clean & Green note to the plans.

There were no audience comments.

It was mentioned that Lancaster Farmland Trust had notes that must go on the plans also.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final 3 Lot Subdivision Plan and the requested waivers of preliminary plan processing, one foot freeboard on the detention basin reduced to 6 inches, drainage easement to downstream water course, use of Type "D" endwall where Type "DW" is required and the use of a smooth wall polyethylene pipe with no anti-seep collar in place of an RCP pipe with an anti-seep collar and the requested deferrals of road improvements & the dedication of additional road right-of-way subject to the David Miller Associates letter of August 5, 2011, the LCPC letter of August 9, 2011 and the addition of the Clean & Green notes.

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

b. Talmage Quarry Re-Zoning Petition – Upper Leacock Township

Rob Lewis, esq. of Kaplan & Stewart was present to discuss the proposal.

Mr. Lewis explained that they had had a petition for re-zoning submitted December 2010, but that request was withdrawn.

They are asking currently for the re-zoning of the 60 acres north of Stormstown Road and south of the existing quarry.

The Land Use Map for the Conestoga Valley Regional Comprehensive Map will also need to be changed to accommodate the re-zoning.

The previous petition stalled during the hearings in large part due to the proposal to re-

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zone the area south of Stormstown Road also.

There were several residents' comments. One comment indicated that the people of Upper Leacock Township don't want the quarry expanded.

Any expansion will be at the expense of farmland.

Once the farmland is gone, it's gone forever.

There will be a 50 foot wide landscape buffer strip next to Stormstown Road

Mr. Keylor explained that East Lampeter Township will take no action on the request to re-zone per say. East Lampeter is bound by the three municipal comp plan implementation agreement to determine whether the re-zoning is in general compliance with the Comp Plan, nothing more.

The quarry is a shared use in the proposed zoning ordinance that the three municipalities are working on. The existing quarry will soon be quarried out and all municipalities must allow for a quarry use.

Mr. Lewis stated they will exit onto Quarry Road only and will not exit out onto Stormstown Road.

Mr. McCuen stated that the buffering is a concern. The area at Quarry Road & Stormstown Road is not very attractive.

Ms. Hitchens from the Lancaster County Planning Commission stated that the County had a favorable review of the petition in December 2010, but they have not yet reviewed the current application.

One of the residents mentioned there is an Amish school on Snake Hill Road and that the road is curvy & narrow with twists and turns.

Mr. Stumpf stated that he believes this is good planning. Quarries are needed for construction. If stone must be hauled over longer distances, the cost goes up for everyone.

The planned buffering is good.

Mr. Keylor reminded everyone that the Planning Commission's only function with this request is to determine whether or not the re-zoning application is in general conformance with the C.V. Comp Plan.

One resident wanted to know who to contact if their well goes bad as a result of the

quarry expansion. They should contact Upper Leacock Township.

It was also stated that there are 20 Amish farms in the area.

Mr. Keylor read a letter recommending support for the re-zoning petition and made a motion to make that recommendation to the East Lampeter Township Board of Supervisors.

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

c. High Properties – Storm Water Management Plan – 167 Greenfield Road - # 2011-17

Mike Lorelli of High Properties was present to discuss the project. Mr. Lorelli explained that about 2/3 of the existing building is leased to Kalas Manufacturing and they are looking for additional tenants for the rest of the building.

They have discovered that during heavier storms, storm water runoff flows off the 5 acre gravel parking area to the rear and enters the building, by-passing & overflowing the existing storm water facilities.

They want to catch the runoff from the gravel parking area behind a berm and release the water slowly around the building in the existing storm water conveyance.

The David Miller Associates letter of August 9, 2011 was read.

There were no audience comments.

The storm water currently goes through the building.

There will be less than an acre of disturbance.

Mr. Clark explained this would affect runoff for heavier storms only. They are just trying to eliminate water from getting into the building.

Mr. Stumpf made a motion to recommend approval of the storm water management plan to the Board of Supervisors subject to the David Miller Associates letter of August 9, 2011.

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

d. Johnson & Johnson Merck – Lunchroom Addition Storm Water Management Plan – 1838 Colonial Village Lane - # 2011-18

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Gerald Maragos from Gannett Fleming and Greg Warner from Johnson & Johnson Merck were present to discuss the project. They had received a deferral of land development plan processing for the expansion of the lunch room.

Their current land development plan for the warehouse addition & the front corridor connection includes the lunchroom addition and the storm water management for the lunchroom addition as well.

With their submission of the land development plan to the Lancaster County Conservation District, the review required significant improvements that have increased the cost of construction. The U.S. Food & Drug Administration is requiring interior alterations to the plant, including the expansion and relocation of the lunchroom, which must be completed by the end of September. With the LCCD requirements & the inclusion of an NPDES permit, they cannot meet the FDA deadline.

They are requesting approval of a storm water management plan for the lunchroom expansion only and revising their land development application to include the lunchroom expansion only. They will detain roof water in an amount equivalent to the area of the expanded lunchroom. They are working with Rettew Associates on expanding the recently installed rain garden.

Since they are going to all this additional time & expense, Johnson & Johnson Merck has decided to re-examine their land development plan and re-design the project so they can construct parking facilities, etc. that will serve them better in the future.

The David Miller Associates letter of August 12, 2011 was read.

The new storm water management facilities for the lunchroom addition will be permanent.

Ms. Hitchens explained that revising the land development plan would trigger a new application and review by the Lancaster County Planning Commission, which would take 45 days and extend the process beyond their deadline with FDA. She explained that the storm water management plan could be recorded alone. This is the only way she knows to meet the FDA deadline.

They could waive the minimal increase in storm water and direct the runoff into the rain garden.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the storm water management plan subject to further reviews by David Miller Associates and the recording of the storm water management plan.

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

Other Business:

a. LUAB

No from the Township was present at the August LUAB meeting.

Ms. Hitchens stated there were three items on the agenda, all involving Manor Township.

They were proposing changing several parcels from Rural back to Agricultural and adding some permitted uses.

Since the mailings on the proposal didn't go out as expected, no action was taken.

b. Official Map

Ms. Hitchens explained the trails at Community Park, in the Greenfield Corporate Center & along the Township Office complex that Township staff wanted shown on the Map are not in GIS. If we want to add them to the Official Map, they will need to be located in the field by GPS & downloaded into the system.

She explained that the County would be willing to train ELT employees & lend them the equipment to do this if we like.

Mr. Young stated he'd talk this over with Public Works & the Township Manager and get back to Ms. Hitchens with a decision. It was speculated that Public Works staff may already be trained in using the GPS equipment.

c. Draft Zoning Ordinance

Mr. Young passed out the Final Draft of the 2011 East Lampeter Township Zoning Ordinance for review and comment by the Planning Commission.

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 September 19, 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