

August 16, 2010

The regular meeting of the East Lampeter Township Planning Commission was held on Monday August 16, 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 and Mr. Siesholtz. Mr. McCuen & Mr. Stumpf were absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Roger Fry	-	21 S. Hershey Av. – Scott Monger
Scott Monger	-	Self - Leola
Tara Hitchens	-	Lancaster County Planning Commission

Minutes:

The minutes of the July 19, 2010 meeting were approved as distributed on a motion by Mr. Ranck, a second by Mr. Siesholtz and a unanimous voice vote.

Old Business: None

New Business:

- a. Scott Monger – Revised Final Plan – Two Lot Add-Ons – 2088 Creek Hill Road - # 2010-26

Roger Fry of Fry Surveying and Scott Monger were both present to discuss the project.

Mr. Fry explained they were enlarging Lot # 1 to 10 acres. The buyer wants to have a 10 acre farmette.

They are also removing the previous driveway access easement and relocating it elsewhere on the property.

The David Miller Associates letter of August 16, 2010 was read. Mr. Fry explained that they are requesting a waiver of preliminary plan processing.

The deferment of storm water management will require a note on the plan that the SWM will be provided with the Building Permit Application.

The deferment of road improvements likewise requires a note regarding the timing of installation of the improvements.

Mr. Fry explained that they do not want to remove the access easement through the Douglas Landis property. Although there is no intention to use the access, two lots have no construction plans at this time and they do not want to limit their options.

There were no audience comments.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the Revised Final Plan and the requested waiver of preliminary plan processing and the requested

deferments of storm water management on Lot # 3 with a plan note being added & road improvements with a plan note being added subject to the David Miller Associates review letter dated August 16, 2010 and a favorable Lancaster County Planning Commission review letter.

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

- b. Lloyd Miller – Preliminary / Final Land Development Plan – 679 Hartman Station Road - # 2010-27

Lloyd Miller & Greg Strausser of Strausser Engineering & Surveying were present to discuss the plans.

Mr. Strausser explained that there is a 1,800 square foot building on the approximately 1 acre tract of land presently. They intend to demolish the existing building and erect two new buildings on the lot.

The first building to be constructed would be to the rear of the property and would be 2,800 square feet. The front building to be constructed later would be 2,400 square feet.

The proposed tenant for the rear building is a food distributor. Access to the property is currently a shared driveway, which they propose to continue using. They will pave their half of the existing stone driveway.

They are showing a holding tank on the property for sewage disposal. Storm water management will be handled with an underground system under the proposed parking lot.

The David Miller Associates review letter of August 16, 2010 was read.

They are requesting waivers of preliminary plan processing, plan scale size and curbing around the parking compound. They are also requesting deferment of road improvements and curb & sidewalk along Hartman Station Road.

Parking requirements and calculations must be shown on the plan.

The greenbelt between the Miller tract and the adjoiner sharing the driveway was discussed. Mr. Young explained that if the existing shared driveway between the properties is further extended along the property line, the Zoning Hearing Board would need to approve the additional encroachment into the greenbelt. The shared portion of the driveway must also be paved on both properties.

The loading dock facing the road requires Zoning Hearing Board approval also.

Mr. Young explained that East Lampeter Township does not have a holding tank ordinance and therefore no holding tanks can be used in the Township. The buildings must be connected to the public sewer system.

Mr. Strausser asked about storm water management along the road. It was explained that they need to account for the pre-post conditions and detention, not necessarily create a conveyance system for future improvements.

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There were no audience comments.

Mr. Strausser asked to amend their waiver request to include no curbing along the driveway also.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the preliminary / final land development plan, the requested waivers of preliminary plan processing, plan scale size, curbing along the parking compound and the deferment of road improvements, curb & sidewalk along Hartman Station Road subject to the David Miller Associates review letter of August 16, 2010, resolution of the Zoning comments, connection to public sewer, and the resolution of their water & sewer lines under the storm water underground facilities.

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

Other Business:

a. LUAB

Mr. Ranck stated there was no meeting in August, no report.

b. Official Map

Tara Hitchens of LCPC staff was present to discuss the Official Map. She explained that the Official Map Committee has been recognized as a separate entity and is therefore entitled to GIS free time of its own equivalent to the amount of free time a municipality would receive.

The individual Townships will need to use their own time to produce their own individual maps, but the regional map will be produced on the Official Map Committees time first.

Mr. Young explained that he would be meeting with the Parks Board later this month to discuss their involvement in the process. He hopes to have the Planning Commission make their suggestions in September and move the Official Map onto the Supervisors in October.

Adjournment:

On a motion by Mr. Siesholtz, a second by Mr. Ranck, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday September 20, 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

