

August 20, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday August 20, 2012 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. Siesholtz, Mr. Ranck, Mr. McCuen and Mr. Stumpf. Also present was Lee Young, Township Zoning Officer.

The following person was signed in as being present:

Chris Schwab	-	TRG Traffic – Sheetz
Daniel Stoltzfus	-	Fairview Amish School
Abner F. King	-	Fairview Amish School
Omar Ebersol	-	Fairview Amish School
J. Beiler	-	Fairview Amish School
Andy Smith	-	Tri-County Sports
Dave Christian	-	Tri-County Sports
Brian Soyka	-	Sheetz
Mike LaCesa	-	Sheetz
Ron Lucas	-	Stevens & Lee - Sheetz

Minutes:

The minutes of the July 16, 2012 meeting were approved as distributed on a motion by Mr. Ranck, a second by Mr. McCuen and a unanimous voice vote.

Old Business: None

New Business:

a. Daniel King – 2 Lot Add-Ons Subdivision Final Plan – 399 Mill Creek Road – #2012-10

and

b. Daniel King – Two Lot Subdivision – 372 Mt. Sidney Road - #2012-10

With no one present to represent the plans, Mr. Keylor made a motion to table action on both plans until the next meeting unless time for action expires before then, in which case the motion is for denial. Mr. Ranck seconded the motion, which was passed by unanimous voice vote.

c. Sheetz, Inc. – Subdivision / Land Development Plan – 2425 Old Philadelphia Pike - # 2012-14

Chris Venarchick of RGS Associates, Brian Soyka of Sheetz, Inc., Mike LaCesa of

Sheetz, Inc, & Ron Lucas of Stevens & Lee were all present to discuss the project.

Mr. Venarchick stated that they had been to the Planning Commission in June to introduce the proposal to the Planning Commission. They have since been to the Zoning Hearing Board on the greenbelt issue at the vacuum pump & air pump location and had been granted a variance. They are now looking to move the project unto the Board of Supervisors.

He explained that Lot # 2 was to remain vacant & in the hands of the current owner but that they would be installing a shared driveway on Lot # 2 off of Mount Sidney Road. The Old Philadelphia Pike entrance will be right-turn-in & right-turn-out only. They will need PennDOT HOPs for both driveways.

Public water is now available at the site with the recent water main extension by City of Lancaster. While public sewer is on Old Philadelphia Pike, they must extend the main to serve the property.

Storm water management will be handled by an underground facility at the southeast corner of the site, which is the low end of the property. The discharge from the U/G facility will be into the existing PennDOT system & will also require a PennDOT HOP.

Erosion & sedimentation control measures are currently being reviewed by Lancaster County Conservation District and HRG is performing the sanitary sewer review.

The David Miller Associates review letter dated August 20, 2012 was read.

Mr. Venarchick stated that most of the storm water management comments are tied to the HOP process & a PennDOT review.

They are requesting a waiver of preliminary plan processing, plan scale size, the prohibition of roof drains connecting directly to the storm water system, minimum of 18" diameter storm sewer pipes & the requirement that storm sewer pipes be perpendicular to the street.

Parking at the gas dispensing pumps was discussed. Mr. Young, the Zoning Officer, stated that it was his interpretation that those locations next to the fuel pumps were not parking spaces and that with the loss of those 12 spaces behind the front face of the gas island canopy, they do not meet the Zoning Ordinance parameters for 75% impervious lot coverage. They believe they have 60 spaces on site where the Ordinance calls for 57 spaces. Without the 12 at the pumps, they drop to 48 spaces.

This is must be resolved before the plans go to the Board of Supervisors.

Mr. Stumpf asked about areas for car wash patrons to dry their cars off. They have

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three extra parking spaces that could be used for drying cars.

Comment was made about the "sound deadening" description for the Zoning Hearing Board requirement to install a fence between the air pump & vacuum station and the adjacent property to the east. The ZHB did not require "sound deadening", just a fence to reduce or dampen the noise. Mr. Young stated that the fence should be a solid fence. Any holes or openings in the fence would let sound get through and would not be affective.

Mr. Venarchick stated there were not enough warrants to justify a left turn lane into Smoketown Elementary School, so there will be none. There will also not be an ADA ramp at the southwest corner of the intersection of Mt. Sidney Road & PA 340.

He stated that they can comply with the storm water management comments but that they need PennDOT HOP approvals before they can solidify their stormwater design.

Mr. Lucas stated that they are reducing the storm water run-off from the site. He doesn't believe they are responsible for the downstream storm water system, the park & open space requirement or sidewalk ADA ramps at other corners of the intersection.

The June 26, 2012 Lancaster County Planning Commission letter was read.

There were no audience comments.

Mr. Siesholtz stated that the sound dampening fence should be designed to match the proposed building sketches and not match the canopy design.

It was also suggested that parking for horse & buggy traffic be considered.

Mr Stumpf made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Land Development Plan and the requested waivers of preliminary plan processing, plan scale size, the prohibition of roof drains connecting directly to the storm water system, minimum of 18" diameter storm sewer pipes & the requirement that storm sewer pipes be perpendicular to the street subject to resolving the Zoning issues regarding parking spaces & lot coverage, the installation of a sound reducing fence, the David Miller Associates letter of August 20, 2012, the LCPC letter of June 26, 2012 and the applicants looking into the relocation of the existing house to another property to preserve the building.

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

d. Fairview Amish School – Waiver of Land Development Plan Processing – 11 South Ronks Road - # 2012-16

Daniel Stoltzfus was present to discuss the project. The school would like to add a 15 foot by 28 portable classroom to be used by special needs children. They currently have two children from Gap & Belmont & two local children with special needs.

While the structure will be placed on a concrete slab, they want it to be able to be transported elsewhere if the home location of the special needs children changes and it would be of better service elsewhere.

The staff letter of August 9, 2012 was read.

There were no audience comments.

Mr. Stumpf asked if they could remove some of the existing impervious area to make up for the placement of the new building. They thought that they could do that. They thought that the drawing submitted with the waiver request was inaccurate and that the amount of impervious material on site was less than shown on the plan.

They will not be adding students or teachers to the site for this new structure. They will continue to use the bathroom inside the existing building.

Mr. Siesholtz 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 August 9, 2012, removal of 806 square feet of existing impervious material and providing an accurate drawing.

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

e. Tri-County Sports, Inc. – Sketch Plan – 2007 Lincoln Highway East - # 2012-19

Dave Christian, RLA, Bill Helm of Tri-County Sports & Andy Smith of Paul Davis Restoration were all present to discuss the project.

Mr. Christian explained that the property is located at 2007 Lincoln Highway East next to Amelia's Grocery Store. It is in a C-2 Commercial District and was most recently used as a used car sales lot. The property contains 3.15 acres.

The project is being proposed in two phases. Phase I would include a new 12,000 square foot one story building to house Formula Fitness & the Volleyball Corner retail store each in 6,000 square feet of the building. The two existing driveways would continue to be used to access the property.

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The old buildings have all been removed from the site. They would clear off the site & build from there. David Miller Associates review letter of August 20, 2012 suggested having only one driveway access into & out of the site.

The Zoning Ordinance requires 63 parking spaces & they are providing 65. The storm water management facilities would be at the southeast corner of the site and are proposed to be under ground.

They are proposing that the sidewalk along PA 462 be outside of the PennDOT right-of-way and would terminate at the stream. The remainder of the sidewalk would be deferred until revisions are done along the roadway to provide safer stream crossing & culvert.

Phase II would expand the building for a single volleyball / basketball court for Formula Fitness members. They don't want to get into grading in the flood plain with Phase I.

Phase II will be on hold for parking availability.

Water & sewer laterals are at the site.

The David Miller Associates letter of August 20, 2012 was read.

Mr. Christian stated that Formula Fitness has 9,000 square feet of floor space at their present facility. They will have a single floor with a mezzanine.

They can't get much more parking even with using the flood plain.

There were no audience comments.

No action was taken on the plans.

Other Business:

a. LUAB

There were no applications so no meeting was held.

b. Official Map

Mr. Young will submit the proposed revisions to the Official Map to LCPC for final changes.

- c. Proposed Amendment to East Lampeter Township Revised Zoning Ordinance of 1990.

Mr. Young explained that the Board of Supervisors was interested in making revisions to the Sign Ordinance portion of the current Zoning Ordinance & that Staff has proposed several other changes as long as we are going through the process of revisions.

These proposed amendments will be discussed at the next Planning Commission meeting.

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 September 17, 2012, at 7:30 P.M. at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Respectfully submitted,

Lee Young, Zoning Officer