

September 17, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday, September 17, 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, and Mr. Stumpf. Mr. McCuen was absent. Also present was Lee Young, Township Zoning Officer.

The following person was signed in as being present:

Bill Swiernik	-	David Miller Assoc. – Nolt's Mill
John Stevens	-	10 N. Main St. Shrewsbury – Nolt's Mill
Sarah Gilligan	-	10 N. Main St. Shrewsbury – Nolt's Mill
Kay Nolt	-	941 Louise Av. – Nolt's Mill
Jim Nolt	-	941 Louise Av. – Nolt's Mill
Scott Bradbury	-	U.S. Commercial Realty – Nolt's Mill
Ed Ostrawski	-	Harbor Engineering – Glenn Deamer
Glenn Deamer	-	144 No. Ronks Road
Sherwin Wenger	-	2719 Columbia Av. – J&S Properties
John Wenger	-	354 No. Strickler Road – J&S Properties

Minutes:

The minutes of the August 20, 2012 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. 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. Glenn Deamer – Special Exception for Alternative Parking Requirements – 144 No. Ronks Road – ZHB Case # 2012-20

Glenn Deamer & Ed Ostrawski of Harbor engineering were present to discuss the project.

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, October 15, 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