

September 19, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday September 19, 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, Mr. Siesholtz and Mr. Ranck. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Mark Deimler	-	Strausser Engineering – Riehl / Beiler Sketch
Chris Brown	-	Derck & Edson – 2160 Condo & LMH
Marlin Groff	-	Lancaster Mennonite Schools
Tara Hitchens	-	LCPC

Minutes:

The minutes of the August 15, 2011 meeting were approved as written on a motion by Mr. Stumpf, a second by Mr. Ranck and a unanimous voice vote.

Old Business:           None

New Business:

- a. 2160 Condo Association / Lancaster Mennonite Schools – Preliminary / Final Land Development Plan – 2160 & 2176 Lincoln Highway East - # 2011-16

Chris Brown of Derck & Edson and Marlin Groff of Lancaster Mennonite Schools were present to discuss the project.

Mr. Brown explained that they had been to the Zoning Hearing Board for a special exception to allow off-site parking for 2160 Condo Association on the Lancaster Mennonite School property. He stated they have interior alterations in mind that will require additional parking and there isn't sufficient area on their property for the required parking.

They have a second comment letter from David Miller Associates as well as Lancaster County Planning Commission comments. The David Miller Associates letter of September 15, 2011 was read.

They are requesting waivers of preliminary plan processing, plan scale size, required 6" curb reveal, ground water recharge requirements, and for engineering design for retaining walls over 4' in height.

Mr. Brown stated that the retaining wall is only 18" in height and therefore does not

require an engineer's design.

The August 23, 2011 Lancaster County Planning Commission letter was also read.

The off-site parking will be primarily for employee parking as well as major event overflow parking at the High School.

Mr. Brown stated that they have added two additional rain gardens for storm water management and buffer plantings to the parking lot.

They are also indicating that the former Lehman property on Greenland Drive will be joined in common with the Lancaster Mennonite Schools tract.

Mr. Siesholtz 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, 6" curb reveal, and ground water recharge requirements subject to the David Miller Associates letter of September 15, 2011 and the LCPC letter of August 23, 2011.

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

b. Steve Riehl – Sketch Plan – 2522 Meadowland Drive - # 2011-19

Mr. Deimler was present to discuss the project.

He explained they were not looking for the Planning Commission to take action on the proposal this evening, just to discuss the project. John Lapp owns the farm at the end of the cul-de-sac of Meadowland Drive with additional road frontage along Lincoln Highway East.

This is the tract that David Denlinger recently added 30 acre to. Steve Riehl wants a 10.75 acre lot back in the corner of the farm. He needs to have road frontage either on Meadowland Drive or a private street.

If they completed the existing cul-de-sac at the end of Meadowland Drive, at least on paper, the lot could have frontage on Meadowland Drive.

The David Miller Associates letter of September 19, 2011 was read.

The question of the ability to subdivide the lot was raised. Mr. Deimler explained that as of 1987, the farm contained 55 acres and no new building lots or additional dwelling units have been placed on the farm since 1987. Currently, two lots are available for subdivision.

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He also explained that the existing cul-de-sac is not the required 80 foot diameter cul-de-sac. They would want to move the cul-de-sac further back onto the farm.

They could also do a private street with modification of the street design requirements.

The existing dirt lane is a farm lane.

They will have a width of 125 feet at the minimum building setback line. That width does not need to be maintained for the entire depth of the lot.

They do have high nitrate levels, over 10 milligrams per liter.

There were no audience comments

Mr. Deimler stated he believed that the private street would be the least intrusive to the farm. The expanded cul-de-sac would take additional farm ground out of production.

The consensus of the Planning Commission was to revise the sketch showing the private street & show it to staff.

No formal action was taken.

c. John & Mary Beiler – Preliminary / Final Land Development Plan – 12 A South Ronks Road - # 2011-20

Mark Deimler of Strausser Surveying & Engineering was present to discuss the project.

He explained that the project had been before the Planning Commission before as a waiver of land development plan processing so Mr. Beiler could add another house to the farm for his son, which the Board of Supervisors denied.

They are back with a full land development plan. He explained that he has spoken with David Miller Associates about the storm water management for the project and they are withdrawing their waiver of the requirement to de-water the basin within 24 hours.

They will be requesting waivers of preliminary plan processing and plan scale as well as deferment of road frontage improvements.

The storm water management plan is the same as was presented with the waiver of land development.

Mr. Deimler said he is not looking for any action on the plans tonight, but would rather satisfy the majority of the David Miller Associates comments and come back in October for action on the plan.

On a motion by Mr. Keylor, a second by Mr. McCuen & a unanimous voice vote, action on the plan was tabled until the October meeting.

Other Business:

a. LUAB

Ms. Hitchens explained that LUAB meet on September 8 to discuss the Manor Township requests.

b. Official Map

Ms. Hitchens explained that the Lancaster County GIS Department will not be able to have the revisions done until early October. She also explained that the hospital symbol shown on the map that we want removed is connected to County-Wide Communications and may be difficult to remove.

c. Draft Zoning Ordinance

Mr. Keylor explained that the committee has reviewed High Associates suggested revisions to the draft zoning ordinance and will be communicating them to High & the Board of Supervisors.

Adjournment:

On a motion by Mr. Ranck, a second by Mr. McCuen and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday October 17, 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