

September 20, 2010

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

The following persons were signed in as being present:

Tom Matteson	-	Diehm & Sons	- Millcreek Fence
Jay Hershey	-	Self	- Millcreek Fence
David S. Beiler	-	452 Mt. Sidney Road	- Millcreek Fence
Daniel S. Beiler	-	452 Mt. Sidney Road	- Millcreek Fence
David Beiler, Jr.	-	452 Mt. Sidney Road	- Millcreek Fence
Geoff Sensenig	-	2237 Creek Hill Road	- Self
Reuben Stoltzfus	-	60 North Ronks Road	- Lancaster Ag
Larry Groff	-	60 North Ronks Road	- Lancaster Ag
Roger Fry	-	21 S. Hershey Av Leola	- Scott Monger
EJ Walsh	-	McCarthy Engineering	- Amos King
Scott Monger	-	57 N. Maple Av Leola	- Self

Minutes:

The minutes of the August 16, 2010 meeting were approved as distributed on a motion by Mr. Siesholtz, a second by Mr. Ranck and a unanimous voice vote.

Old Business:           None

New Business:

- a. Ame's Roofing – Amos King – Revised Final Land Development Plan – 2479 Old Philadelphia Pike - # 2010-28

With no one present to represent the plan, action was postponed until later in the meeting.

- b. David Beiler / Robert Neff – Millcreek Fence – 360 Mt. Sidney Road - # 2010-29

Tom Matteson of Diehm & Sons, Inc. was present to discuss the plans. Mr. Matteson explained that David Beiler was purchasing the former Nolt's Coal & Feed 10 acre property at 360 Mt. Sidney Road to re-locate his current Millcreek Fence sales office & Keystone fencing manufacturing operation.

They are also proposing an add-on to the Jay Hershey property to increase the size and

usability of the Hershey property.

Two new commercial buildings will be constructed, one for Millcreek fence & one for Keystone Fence. They are also proposing a two family dwelling unit toward the back of the property.

Greenhouses that had been proposed on an earlier plan submission have been eliminated.

There had been impervious coverage on the site. They are proposing as part of their storm water management system, two cisterns to capture the rain water. Water is needed in their manufacturing process for the fence vinyl and they will have a consistent drawdown of the rain water through the manufacturing process.

The Zoning Hearing Board had previously granted a special exception to permit the substitution of non-conforming uses and a variance of screening along the northerly property line, but current plan reviews have shown a need for additional Zoning Hearing Board requests.

The David Miller Associates letter of September 15, 2010 was read for waivers. They are requesting waivers of preliminary plan processing, curbing along parking compounds, matching crown elevations of storm sewer pipes in inlets and PennDOT "D" type endwalls in place of the required PennDOT "DW" type endwalls. They are also asking for deferments of curb & sidewalk along the frontage of both the Neff & Hershey properties.

Mr. Matteson explained they are proposing to use bumper blocks instead of curbing along the parking compounds.

He also explained they would like to place a temporary office unit on the property to facilitate Mr. Beiler moving his sales office from his current site. The property has been sold and the new owners want to start using his existing office.

The temporary office would be located in a proposed parking lot to minimize conflict with the two proposed buildings.

The remainder of the David Miller Associates letter was read.

Mr. Matteson explained the existing entrance drive would be repaired and paved. It belongs to PennDOT.

They have Lancaster County Planning Commission comments. Park & Open Space requirements were discussed. While the front of the property was developed before the ordinances, the two new dwelling units will probably need to contribute to the Park &

Open Space requirement.

There will be common access easements for the Hershey property and for Amtrak with Mr. Beiler doing the maintenance. Amtrak uses pick-up trucks and boom trucks to service their transformers. Mr. Matteson explained Amtrak turns its vehicles around on their own lot, not on the Beiler tract.

They are also proposing to get a legal titled right-of-way for PPL also.

The remaining building on the site will also be demolished.

They will review the need for a traffic impact study with David Miller Associates.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the proposed preliminary / final land development plan, the requested waivers of preliminary plan processing, curbing along parking compounds, matching crown elevations of storm sewer pipes in inlets and PennDOT "D" type endwalls in place of the required PennDOT "DW" type endwalls, and the requested deferments of curb & sidewalk along the frontage of both the Neff & Hershey properties subject to the David Miller Associates letter of September 15, 2010, continue the use of the 18 foot wide driveway if that width is authorized by PennDOT, preparing a traffic impact study if necessary, install bumper blocks along the parking compounds and the LCPC letter of September 14, 2010.

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

- c. Geoff & Karla Sensenig – Waiver of Land Development Plan Processing – 2237 Creek Hill Road - # 2010-30

Mr. Sensenig explained his property is located on the north side of Creek Hill Road between Hartman Station Road and Hornig Road. They are proposing to add a second living quarters to their home for their parents, but they don't want an ECHO unit. They want the unit to be permanent so they can rent it out in the future.

His neighbor Greg Millen added a second dwelling to his property several years ago.

They are proposing a 26 foot by 36 foot addition with a rear deck. There would be limited storm water runoff.

Mr. Sensenig believes there is parking available on the site for six (6) cars.

The addition would be one (1) story with a daylight basement.

The staff letter of September 13, 2010 was read.

There were no audience comments.

Storm water management was discussed to the point that storm water would need to be submitted with the Building Permit Application.

Mr. Siesholtz made a motion to recommend to the Board if Supervisors approval of the waiver, Mr. Ranck seconded the motion, which was passed by unanimous voice vote.

- d. Lancaster Ag Products – Revised Final Land Development Plan – 60 North Ronks Road - # 2010-32

Mark Johnson of RGS Associates & Reuben Stoltzfus of Lancaster Ag Products were both present to discuss the project.

Mr. Johnson explained that they had just completed a Preliminary / Final Land Development Plan for multiple tenants on the property. They are now proposing to add a driveway and a dock to the north side of the building that would be 3 ½ feet high.

He explained they will be losing some parking, but their parking requirements are considerably less than those for the Jay Group.

They will also be re-grading the existing detention basin to provide additional storage for the expanded impervious area. They are in contact with David Miller Associates about the basin.

The David Miller Associates letter of September 15, 2010 was read. The waivers are the same as the previous plans waivers, waiver of preliminary plan processing & plan scale size and deferment of road improvements.

There were no audience comments.

One of the docks can be graded to drain, but the other will require a pump to be de-watered.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the Revised Final Plan, the requested waivers of preliminary plan processing & plan scale size and the deferment of road improvements subject to the David Miller Associates letter of September 15, 2010 and any LCPC comments.

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

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

## Page 5

Roger Fry of Fry Surveying and Scott Monger were both present to discuss the project. Mr. Fry explained that the Revised Final Plan for the previously approved Monger Subdivision that were recommended for approval at last month's meeting are being revised again.

The original buyer for Lot No. 1 with the existing two unit dwelling has backed out. All the revisions they had proposed with the first revision as regards that lot are now reverting back to the original Preliminary / Final Subdivision approval.

The two units will stay in the existing dwelling and access to that dwelling will remain on the east side of the lot.

They have LCPC comments which requested showing the wells and stating the lots will be served by public sewer.

The only change now being proposed is to add 4 acres to the 6 acre Lot No. 3 to make it a 10 acre lot.

Mr. Siesholtz asked about parking for the apartments. It's not shown on the plan.

Mr. Fry said they will show it on the plans. They are still removing the garage.

There were no audience comments.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the re-revised Final Plan and to reaffirm the previously approved waivers subject to the David Miller Associates letter dated September 13, 2010.

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

- a. Ame's Roofing – Amos King – Revised Final Land Development Plan – 2479 Old Philadelphia Pike - # 2010-28

EJ Walsh of McCarthy Engineering was present to discuss the project. Amos King, owner of Ame's Roofing needs a slightly larger building for his roofing business than had been approved on his previously recorded land development plan.

He would like to widen the proposed building by 10 feet. Mr. Walsh explained they expanded the building 4 feet to the west and put it on the side yard setback line and added the additional 6 feet to the east side of the building.

They are re-requesting the waivers of preliminary plan processing, plan scale size, clear sight line of 31 feet to the east & the sidewalk location to be 5.53 feet from the proposed road right-of-way line.

They have templates showing that the trucks using the site can maneuver on the site to access the revised building location.

The David Miller Association letter of September 1, 2010 was read. They are also asking for waivers of parking compound sidewalks and curbing.

There were no audience comments. There will be less impervious area after this revision.

LCPC has not as yet reviewed the plans.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the revised final land development plan and the requested waivers of preliminary plan processing, plan scale size, 31 foot clear sight line, road sidewalk 5.53 feet from the proposed right-of-way line, and curb & sidewalk along the parking compound subject to the David Miller Associates letter of September 1, 2010.

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

Other Business:

a. LUAB

Mr. Ranck stated he missed the meeting due to a re-scheduling of the meeting. He had no report.

b. Official Map

Mr. Young went to the Park Board to elicit their input on the Official Map. He will go back in September to get the results and will add them to the plans.

The Planning Commission will be reviewing the Official Map with any suggestions they have. Mr. McCuen & Mr. Young will then assemble any suggestions and have LCPC staff put them on paper for the Planning Commission to review.

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 October 18, 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