

October 17, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday October 17, 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:

Michael Saxinger	-	ML Saxinger & Assoc. – William Cheek
William Cheek	-	2168 Waterford Drive - Self

Minutes:

The minutes of the September 19, 2011 meeting were approved as written on a motion by Mr. Stumpf, a second by Mr. McCuen and a unanimous voice vote.

Old Business: None

New Business:

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

John Beiler was present to discuss the project. Mark Deimler from Strausser Engineering & Surveying was present last month to discuss the project, but asked that action be tabled until this meeting to give them time to make the revisions outlined in David Miller Associates review letter.

The latest David Miller Associates letter of September 27, 2011 was read.

They are requesting waivers of preliminary plan processing and plan scale size. They are also requesting deferrals of road widening along the existing road frontage, curbing along the road frontage & sidewalk along the road frontage.

An improvement guarantee in the amount specified will need to be provided and a completed storm water management appendix # 5 form.

The Lancaster County Planning Commission letter of September 12, 2011 was read.

The well and the isolation distance from any septic systems needs to be shown. The Clean & Green note needs to be added to the plans also.

There were no audience comments.

Mr. Beiler asked about calculating the fee in lieu of park & open space dedication. Mr. Young explained the procedure to him.

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 and plan scale size; and the deferral of the road widening & the installation of curb & sidewalk along the existing road frontage subject to the David Miller Associates letter of September 27, 2011 and the LCPC letter of September 12, 2011.

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

- b. William & Diane Cheek – Waiver of Plan Review – 1750 & 1760 Lincoln Highway East – City of Lancaster - # 2011-21

Mr. Mike Saxinger of MLSaxinger Associates & William Cheek were present to discuss the project.

Mr. Saxinger explained that they are doing a lot add-on plan for a property that is mostly in the City. Only a small area of several hundred square feet along Tennyson Drive is in East Lampeter Township.

They are subdividing land from Lot # 1 (1760 Lincoln Highway East) that is to the rear of Lot # 2 (1750 Lincoln Highway East) and adding it to Lot # 2. The add-on is unusual because both parcels are owned by the same owners.

The Township staff letter of October 17, 2011 was read.

Mr. Saxinger stated they have added the access easement though the add-on to Lot # 1 and Note # 19 reflecting the access to Tennyson Drive for Lot # 1.

They also added the sewer easement through Lot # 1 for Lot # 2's sewer lateral.

There are 4 sheds at the rear of Lot # 2 that the applicant wishes to replace with a garage and he needs the additional area to meet the City setback requirements.

There is no new construction planned for the vacant Lot # 1. They did what the staff letter had requested that they do.

There were no audience comments.

They will submit the lot add-on plan to the City for their approval.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the request to defer review & approval of this plan to the City of Lancaster subject to the

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East Lampeter Township staff letter of October 17, 2011.

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

Other Business:

a. LUAB

Mr. Sinopoli gave Mr. Young a report on the October LUAB meeting. They had a discussion on the Crossings at Conestoga Creek project on Harrisburg Pike. Since they had several unanswered questions, the discussion was continued until the November meeting.

b. Official Map

Mr. Young stated that the Township had still not heard back from the County GIS on the Official Map revisions. They were supposed to be done the beginning of this month.

c. 2011 Draft Zoning Ordinance

Mr. Keylor explained that the committee discussed the changes to the draft ordinance as recommended by the committee on the High Property's request with our consultant for inclusion in the ordinance. Those revisions are here this evening for the Planning Commission to review.

Adjournment:

On a motion by Mr. McCuen, a second by Mr. Siesholtz and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday November 21, 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

