

October 18, 2010

The regular meeting of the East Lampeter Township Planning Commission was held on Monday October 18, 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. McCuen. Mr. Siesholtz was absent. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Roger Fry	-	21 S. Hershey Av Leola – David Beiler N. Ronks Rd.
Tom Matteson	-	Diehm & Sons, Inc. - 167 Greenfield Road
Tom Clark	-	High Associates - 167 Greenfield Road
Tom Smithgall	-	High Associates - 167 Greenfield Road
Tara Hitchens	-	LCPC Staff

Minutes:

The minutes of the September 20, 2010 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. David L. & Nancy S. Beiler – Stormwater Management Plan – 148 No. Ronks Road - # 2010-31

Roger Fry of Fry Surveying was present to represent the plans. He explained the property was sold about a year ago to David & Nancy Beiler, who want to build a house with a horse barn & shed. The area of the impervious material would be over 10,000 square feet, so a storm water management plan is needed.

A detention basin and a cistern are being proposed for the required stormwater detention. The Beilers wish to operate a produce farm and intend to use the cistern for irrigation water and for personal water supply for uses other than drinking water.

Mr. Fry explained the bridge crossing the railroad tracts to the adjacent farm. That farmer had been the owner of the subject tract. There is an existing driveway unto North Ronks Road.

They are requesting a waiver of the underdrains requirement. They are not needed due to the size of the project and the irrigation component of the cistern storage.

A subdivision plan is not needed for this project. The property is already separated from

the original parent tract by property owned by the railroad.

They have applied for a Highway Occupancy from PennDOT for the sewer connection to the public sewer system, but they are having some issues with the application. He needs to build as soon as possible because his brother is getting married and they are moving into the house currently occupied by David & Nancy.

Mr. Fry stated they need to perform calculations to demonstrate that the cistern will be drained regularly. He explained 8% will be removed daily to water the crops & they will be using the cistern for household use for everything except drinking water.

If the cistern does overflow, it will flow overland across the fields to the south. It is 400 feet more or less to nearest property line.

The detention basin is the largest part of the detention system. The cistern only collects the house roof water.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the stormwater management plan and the requested waiver of underdrains, subject to the David Miller Associates letter of October 19, 2010.

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

- b. Johnson & Johnson Merck – Storm Water Management Plan – 1838 Colonial Village Drive - # 2010-34

With no one present to represent the plans, action was tabled until later in the meeting.

- c. High Properties / Shippen Realty – Preliminary / Final Land Development Plan – 167 Greenfield Road - # 2010-35

Tom Matteson of Diehm & Sons, Inc. & Tom Smithgall of High Properties were present to discuss the project.

Mr. Smithgall explained that High Properties recently purchased the property at 167 Greenfield Road. Shippen Realty is no longer affiliated with the project.

He explained High Properties is interested in purchasing adjacent properties for uses not provided for in the Greenfield Corporate Center. This is one of them.

They are looking at several tenants for this site, but they have a manufacturing concern from Lancaster City that is looking to expand their operations on this site. They would be using 85% of the building.

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Mr. Matteson explained that a Preliminary / Final Land Development Plan for this property had been submitted by D.H. Landis Trucking for this site last year. The plans were reviewed and conditionally approved but the project was never completed. They are now seeking to finish the land development plan with modifications.

He explained the project covers 17.7 acres of the former Trojan Yacht site. There would be three (3) tenants inside the building and two tenants outside. High Associates would use the small buildings and the rear unlined parking area would be used for trailer storage.

The David Miller Associates letter of October 8, 2010 was read.

They are removing pavement for the greenbelt along the northerly property line, but the paving along the southerly property line adjacent to the railroad will remain for railroad use and truck turning maneuvers.

The sewer usage for the Trojan Yacht operation far exceeds the EDUs needed for this proposal.

Mr. Smithgall explained they are overlaying the paved areas surrounding and in front of the building, but are not re-surfacing the trailer storage area at the rear of the site.

There will be a maximum of five (5) users on the site.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the preliminary / final land development and the requested waiver of preliminary plan processing subject to the David Miller Associates letter of October 8, 2010.

Mr. Ranck seconded the motion, which was passed by voice vote with Mr. McCuen abstaining.

Other Business:

a. LUAB

Mr. Ranck stated they had a good discussion on the Growth Opportunity Zones in the Growing Together Comprehensive Plan. No particulars were discussed.

b. Official Map

Mr. Young is going back to the Park Board to get specifics on their thoughts about what should be included on the Official Map.

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.

c. Draft Zoning Ordinance

Tara Hitchens of the Lancaster County Planning Commission staff stated they want all three draft zoning ordinances to do a review of the drafts.

The riparian buffer was discussed. Mr. Keylor has been working on this. It may be able to be included in the draft zoning ordinance.

New Business:

- a. Johnson & Johnson Merck – Stormwater Management Plan – 1838 Colonial Village Lane - # 2010-34

With no one present to discuss the proposal, Mr. Keylor made a motion to table action until the November Planning Commission meeting unless the Township's time for review expires, in which case the motion is for denial of the plan. Mr. McCuen seconded the motion, which was passed by unanimous voice vote.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. McCuen and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday November 15, 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