

November 15, 2010

The regular meeting of the East Lampeter Township Planning Commission was held on Monday November 15, 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, Mr. McCuen and Mr. Siesholtz. Also present was Lee Young, Township Zoning Officer.

The following persons were signed in as being present:

Chris Venarchick	-	RGS Associates - Warrington
Roger Fry	-	Fry Surveying – Rosario Finazzo
Mack Hackenburg	-	RGS Associates – Butch Miller – Draft Zoning Ord.

Minutes:

The minutes of the October 18, 2010 meeting were approved as distributed on a motion by Mr. McCuen, a second by Mr. Ranck and a unanimous voice vote.

Old Business: None

New Business:

- a. Warrington – Final 30 Lot Subdivision Plan - Phase 1A – 2219 Harmony Hill Drive - # 2010-19

Chris Venarchick of RGS Associates & Diane Frame of Keystone Custom Homes were present to discuss the project. Mr. Venarchick stated that the entire project is on about 50 acres and this first Phase 1A is located at the southeast corner of the intersection of New Holland Pike & Hornig Road is on about 8 acres.

They have been through the Optional Density Incentive conditional use hearings and have preliminary plan approval. The sewer module and the erosion & sedimentation control for the project have been approved.

They have a David Miller Associates review letter dated November 15, 2010.

The Conditional Use approval required wrap-around porches throughout the project with a minimum of 5%. For 30 units, that would be two wrap-around porches for this phase.

Mr. Venarchick stated the proposed street lighting for the project is consistent with the Conditional Use approval. There is a question about the street signage, specifically, who would be financially responsible for replacing the signage should it become damaged, destroyed or just plain weathered.

They will provide architectural details for Phase 1A also.

They are proposing a parkland fee in-lieu-of for the SALDO parkland & open space requirements for Phase 1A. This will need to be discussed with the Board of Supervisors.

Phase 1A consists of fourteen (14) single family units, four (4) semi-detached units & twelve

(12) townhouse units plus 3 open space lots.

The new sewer pumping station must be in place before a second final plan is submitted or by a date that has been agreed upon by the applicant and the Sewer Authority, whichever comes first.

There were no audience comments.

The architectural details are from the Conditional Use hearing exhibits. They put a booklet together for the Conditional Use. Mr. Young explained that they wanted some more specific details on the architectural designs that they could expect on the building permit applications.

He explained that if the building department couldn't easily verify that a building permit application was in compliance with the Conditional Use approval, that the building permit application would need to be reviewed by the Board of Supervisors for compliance with the Conditional Use conditions. This will only slow the permitting process down. We want to avoid this. Drawings need to be provided showing what will be offered for sale.

Mr. Siesholtz had questions on the architectural.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of Phase 1A of Warrington subject to the David Miller Associates letter of November 15, 2010, the Lancaster County Planning Commission letter of June 15, 2010 and additional clarification on the architectural.

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

- b. John & Barbara Stoltzfus – Preliminary / Final One Lot Subdivision Plan – 58 Witmer Road - # 2010-33

Mr. Young stated that a letter had been received from the Mr. & Mrs. Stoltzfus cancelling (withdrawing) the SALDO application.

Mr. Keylor made a motion to acknowledge & accept the letter. Mr. Stumpf seconded Page 3

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

With no one present to represent the plans, Mr. Young explained that Johnson & Johnson Merck was proposing to construct a rain garden and direct one of their roof-drains into the rain garden instead of continuing to direct it into the storm water system in an effort to make their operation a little greener.

The David Miller Associates letter was clean. Mr. Keylor made a motion to recommend to the Board of Supervisors approval of the project based on the David Miller Associates letter of October 25, 2010. Mr. McCuen seconded the motion, which was approved by unanimous voice vote.

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d. Rosario Finazzo – Preliminary / Final Land Development Plan – 2121 New Holland Pike
- # 2010-36

Roger Fry of Fry Surveying was present to discuss the plans.

He explained the property was at the northwest corner of the intersection of New Holland Pike & North Shereem Road opposite the site of the E.G. Stoltzfus, Jr., Inc. commercial construction office.

The property had been used as a gasoline station for a number of years. They had DEP issues, which have since been resolved.

Mr. Finazzo currently has Rosario's Restaurant in Leola and Leola Pizza, also on Leola. This would be his third store in the area.

They are requesting waivers of preliminary plan processing, the 100 foot clear sight triangle at the intersection of their proposed driveway & New Holland Pike, and curbing around the parking compound. The curbing waiver has been recommended for denial by David Miller Associates.

The David Miller Associates letter of October 27, 2010 was read.

Mr. Fry explained they would be removing the existing paving encroachment from the adjoining property to the west. They would be doing landscaping to minimize the impact of the development.

There are currently trees along the northerly property line on the adjoiners property.

The size of the proposed building needs to be no more than the 2,200 square feet approved by the Zoning Hearing Board.

The comment regarding a right turn only into the property was discussed. Mr. Fry stated they wanted a right-in / right-out driveway connection to New Holland Pike. Mr. McCuen, Mr. Siesholtz & Mr. Young all expressed concern that a right-in / right-out driveway setup could be used by eastbound drivers for left turns into the site. Given the location of residential driveways on the south side of the road, left turns directly into the site is a bad idea.

East Lampeter Township requires a 36 foot wide cartway for a collector road with 18 feet on each side of the centerline. The existing curbing on this property is 20 ½ feet from the centerline of New Holland Pike. The applicant wishes to leave the roadway curbing as is.

Mr. Fry stated they are requesting a waiver of plan scale size.

They can conform to all the storm water management comments.

The monitoring wells located in the proposed detention basin must comply with all DEP regulations for storm water infiltration.

There were no audience comments.

Mr. McCuen suggested low screening along the northerly lot line to complement the existing screening on the adjacent property.

Mr. Fry stated they need a 55 foot clear sight triangle to the east of the proposed New Holland Pike entrance.

The applicant orally withdrew the waiver of parking lot curbing request.

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 & clear sight triangle of 55 feet to the east and 48 feet to the west of the New Holland Pike driveway entrance subject to the David Miller Associates letter of November 9, 2010, making the New Holland Pike driveway a right-turn-in driveway only, and holding the curbing along PA 23 at 20 ½ feet from centerline.

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

- e. Target Corporation – Waiver of Land Development Plan – 2385 Covered Bridge Drive - # 2010-37

Store manager Mr. Doug McComas of Target was present to discuss the project. He explained that the request was to locate six (6) outdoor storage containers on the property. They had originally requested ten (10) units, but the review indicated that the additional four (4) units could block the driveway access through the area.

One trailer at the rear of the building would be permanent and would not interfere with trucks approaching or exiting the loading dock.

The staff review letter of November 11, 2010 was read.

Mr. McComas explained the storage units would be placed on existing macadam areas.

He stated that business has increased and that their interior storage has been reduced by 2,200 square feet and would be further reduced by their current interior alteration project.

There were no audience comments.

He explained that they do have off-site storage available, but it's not enough. There on-site storage would be accessed daily.

The units are 8 feet by 40 feet and are painted gray. They do not match the building. The units will be maintained and not allowed to be in deteriorated condition.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the waiver of land development plan processing subject to the staff letter of November 15, 2010 and that the units be painted & maintained in good condition.

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

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f. PA Dutch Convention Center & Visitors Bureau – Waiver of Land Development Plan Processing – 501 Greenfield Road - # 2010-38

Dan LaFauci of the Visitors Bureau and Norm Poorman were present to discuss the project.

Mr. LaFauci explained that they had been approached by Mr. Poorman to place a sales trailer for Mr. Sticky Buns in their parking lot for use by their visitors and passers-by. He explained they have 94 parking spaces in the parking lot and that they don't fill half of them on their busiest days.

The staff letter of November 15, 2010 was read.

Mr. Young stated that Mr. Sticky Buns advertises its locations in the newspaper and local magazines.

Mr. Sticky Buns would use at most 6 parking spaces and there is no seating for customers. It is walk-up only. There would be a trash receptacle at the sales trailer.

The use would be seasonal, March through November. Electrical power would be from the Visitors Bureau electrical panel.

They propose to locate the trailer in a grass island in the center of the parking lot starting in the spring of 2011. The trailer would be 8 feet by 28 feet.

Due to the staff concerns expressed in the letter, Mr. Keylor moved to table action on the proposal to give the applicant time to address the concerns with staff.

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

Other Business:

a. LUAB

Mr. Ranck was not present at the November meeting so there is no report.

b. Official Map

Mr. Young explained that Tara Hitchens from Lancaster County Planning Commission was unable to be in attendance and requested that discussion on the Official Map be postponed until the December meeting.

Mr. Young did explain that he met with the Township Park Board and that they had suggested a park location along the Conestoga River near New Holland Pike opposite Manheim Township's Pearlman Park. They also suggested a park location in the northern end of the Township and discussed the possibility of a linear park along the "goat path".

c. Draft Zoning Ordinance

Mark Hackenburg of RGS Associates was present with Butch Miller to discuss the possibility

that both of the Miller properties at the northeast corner of the intersection of Old Philadelphia Pike & Beechdale Road in Bird-in-Hand be located within the Village Commercial District.

This was the former Hondarus tract and the rear lot is not in a commercial district in the current Zoning Ordinance. Due to the lot size, area and location restrictions, expansion on the commercial tract fronting on Old Philadelphia Pike would require that parking or the expansion take place on the rear tract as well.

Mr. Stumpf also made the suggestion that something be placed in the new ordinance to prevent crops from being planted in the clear sight triangle at intersections. He has noticed reduced visibility at some intersections when crops are planted close to the edge of the cartway.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. Ranck and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday December 20, 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