

November 19, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday November 19, 2012 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. Siesholtz, Mr. Ranck, Mr. Stumpf and Mr. McCuen. Also present was Lee Young, Township Zoning Officer.

The following persons signed in as being present:

Mike Lorelli	-	High Family Partnership – Noodles & Co.
Ken Johnson	-	Gilbert Architects - CVHS
John Fudnow	-	CV School District
Roger Fry	-	Fry Surveying - Daniel Kind & Christian Esh
Tom Clark	-	High Construction - Noodles & Co.
Tara Hitchens	-	Lancaster County Planning Commission
Chris Venarchick	-	RGS Associates

Minutes:

The minutes of the September 17, 2012 meeting were approved as distributed on a motion by Mr. Stumpf, a second by Mr. Siesholtz and a unanimous voice vote. The October 15, 2012 meeting of the Planning Commission was cancelled due to the continuance requests from all applicants listed on the agenda.

Old Business: None

New Business:

- a. Daniel King – 2 Lot Add-Ons Subdivision Plan – 399 Mill Creek Road - # 2012-10

Roger Fry of Fry Surveying was present to discuss the plans. Mr. Fry explained that Mr. King owns property along Mill Creek Road & Mt. Sidney Road. His son Stephen King owns a residential lot along Mill Creek Road. They intend to add 9.99 acres of land containing the existing farm support business onto Stephen's residential lot to give him 10.7 acres of land.

They are also proposing to add 14.9 acres of land onto a tract also owned by Daniel King that fronts on Mt. Sidney Road.

They are requesting a waiver of preliminary plan processing & deferments of all street improvements including widening & the installation of curb & sidewalk along existing road frontages.

They are in the process of preparing Nutrient Management & Conservation Plans. No new improvements or construction are planned with these add-ons. They are merely changes lot lines.

The David Miller Associates letter of October 16, 2012 & the Lancaster County Planning Commission letter of May 15, 2012 were read.

They are requesting a non-building waiver of sewer module plan processing from DEP for the project.

There were no audience comments.

The originally included subdivision by the road along Mt. Sidney Road proposal has been removed from this plan.

Mr. Keylor asked if the applicant would add the historic property note referenced on the LCPC comment letter for the new subdivision plan along Mt. Sidney Road plan this plan as well.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the Lot Add-On Plan, the requested waiver of preliminary plan processing & the deferral of all road improvements subject to the David Miller Associates letter of October 26, 2012, the LCPC letter of May 15, 2012 & the addition of a note on the plan regarding historic buildings on the site.

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

b. Christian Esh / Daniel King – Two Lot Subdivision – 372 Mt. Sidney Road - #2012-22

Roger Fry of Fry Surveying was present to discuss the plans. Mr. Fry explained this is the subdivision by Mt. Sidney Road that had been removed from the Lot Add-On Plan discussed above.

He explained that there was no new construction planned on the east side of the road and that it would be farmed for the foreseeable future.

They are subdividing along the road.

They are requesting a waiver of preliminary plan processing & deferments of all street improvements including widening & the installation of curb & sidewalk along existing road frontages.

They are in the process of preparing Nutrient Management & Conservation Plans.

The Agriculture Disclaimer note is on the plan.

The David Miller Associates letter of October 26, 2012 was read.

They have public sewer at the site. Park & Open Spaces fees were discussed. They are proposing to defer storm water management planning until there is construction proposed on the easterly lot.

The LCPC Letter of Nov. 14, 2012 was read.

There were no audience comments.

Mr. Fry stated that the tract on the west side of Mt. Sidney Road contained 21.8 acres & the one on the east side contained 20 acres more or less.

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Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the Lot Add-On Plan, the requested waiver of preliminary plan processing & the deferral of all road improvements subject to the David Miller Associates letter of October 26, 2012 & the LCPC letter of November 14, 2012.

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

- c. Conestoga Valley High School – Waiver of Land Development Plan Processing – Tennis Court Pavilion – 2110 Horseshoe Road - # 2012-23

Ken Johnson of Gilbert Architects & John Fudnow of Conestoga Valley School District were present to discuss the project.

Mr. Johnson explained that the school intended to erect a 24 foot by 36 foot pavilion near the existing tennis courts over the existing asphalt. The Booster Club is paying for the construction, which is to be built by Career & Technical Education students.

They are requesting a waiver of land development plan processing and a waiver of storm water management. The SWM Ordinance requires a 25% reduction in run-off post development in this area.

There were no audience comments.

Mr. Keylor asked if they would add a handicap parking space near the pavilion. They said they would.

There will be no electric in the pavilion.

They were asked about keeping the student drivers away from the pavilion given its proximity to the drive aisle through the parking compound. Mr. Johnson explained that they would be adding paint stripping to the macadam near the pavilion to indicate the driveway location & to encourage drivers to avoid getting too close to the pavilion.

They were also asked about the required number of parking spaces for the high school since they would be removing eight spaces for the installation of the pavilion. It was explained that during their last land development plan for a building addition, 900 parking spaces were needed to meet the Ordinance. They have well over that number & losing eight spaces does not reduce them below the Ordinance requirement.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the requested waivers of land development plan processing & storm water management planning subject to the David Miller Associates letter of November 19, 2012.

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

d. Mill Creek Square – Noodles & Company – Revised Final Plan – 2350 Lincoln Highway East - # 2012-24

Chris Venarchick of RGS Associates, Mike Lorelli of High Properties & Tom Clark of High Construction were all present to discuss the project.

Mr. Venarchick explained that they are revising that part of the original approved land development land for Mill Creek Square for Building “N”. Building “N” was originally established as a retail site at the northwest corner of the property.

Building “N” is now intended to be used for a restaurant instead of retail. This has necessitated changes to the site in that area.

Public water & sewer service are available for this site and the disturbance will be less than one acre. No NPDES permit will be required. The original NPDES permit has just been retired as the rest of the site had been built out.

This is an update to the recorded plan reflecting the proposed changes. The original building was 7,000 square feet & the proposed building is only 2,800 square feet. There is a slight reduction in storm water runoff from the revised site.

There will also be fewer trips to and from the site as the result of the restaurant use.

They are updating & providing only the plan sheets affected by the change.

The water plans are under review by the City of Lancaster although they were reviewed for the original approval.

The David Miller Associates letter of November 12, 2012 was read.

They are requesting a waiver of plan scale size.

Mr. Lorelli stated that the footprint matches the proto type of the tenants building. They are providing 48 parking spaces. Access points to the pad site are unchanged.

There were no audience comments.

The LCPC draft letter of November 26, 2012 was read.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the Revised Final Land Development Plan & the requested waiver of plan scale size subject to the David Miller Associates letter of November 12, 2012.

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

Other Business:

a. LUAB

The only application for LUAB for their November meeting was postponed because a revision to the request came in too late to get the revised petition out to the various members.

LUAB response letters from their October meeting were mailed to Planning Commissioners with October's meeting packet.

b. Planning Commission Quorum

Mr. Keylor read an article in the Township News regarding quorums both to hold a meeting & to vote on motions.

It was determined with the help of Tara Hitchens from LCPC that because the Planning Commission is a recommending body, that three members must be present to hold a meeting but to pass a motion only requires a majority of those present, not a majority of the five members of the Planning Commission.

c. LCPC Blueprints

Ms. Hitchens also explained that the County Commissioners have submitted the Blueprints storm water management plan to DEP for their review and that once DEP has approved the document, the local municipalities will have six months to adopt revised storm water management ordinances.

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 December 17, 2012, at 7:30 P.M. at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Respectfully submitted,

Lee Young, Zoning Officer

