

November 21, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday November 21, 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:

Chris Brown - Derck & Edson – Steinman / Nunan

Minutes:

The minutes of the October 17 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. Steinman / Nunan - Preliminary / Final Lot Add-On Plan – 2171 New Holland Pike - # 2011-22

Chris Brown of Derck & Edson was present to discuss the project. He explained that the property is on the north side of New Holland Pike to the rear of the residential properties situated on the New Holland Pike with a narrow frontage on New Holland Pike between two of those residences. The house was built in the mid 1960's on 37 acres of land acquired in four separate parcels.

They are consolidating 26 ½ acres with the farmhouse with frontage along New Holland Pike, Mondale Road & Waterford Drive and 10 plus acres with the vacant building lot to the rear that has minimal frontage on Hunsecker Road Upper Leacock Township along the Conestoga River and its primary frontage along Waterford Drive.

The rear area of the property is not conducive to multiple unit development due to topography, the river and land features.

The latest David Miller Associates letter of November 21, 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.

They did a sketch of a proposed house location on the vacant rear lot, but the request

was for a potential subdivision design of the entire property.

The Lancaster County Planning Commission letter of November 15, 2011 was read. They need to add the Clean & Green note to the plans, which has been done.

There were no audience comments.

Mr. Brown explained they have frontage on New Holland Pike, Hunsecker Road, Mondale Road & Waterford Drive. Mr. Siesholtz asked that they add deferment of road improvements for Hunsecker Road to their request.

Mr. Brown stated that Lot No. 2 will have 10.06 acres. It was suggested that they look into whether the lot could remain in Clean & Green if additional Township road right-of-way requirements dropped the lot area below 10 acres.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Lot Add-On 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 frontages, including along Hunsecker Road subject to the David Miller Associates letter of November 21, 2011 and the LCPC letter of November 15, 2011.

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

Other Business:

a. LUAB

Mr. Young had no report on the November LUAB meeting however Ms. Hitchens was present and did have a report.

LUAB discussed proposed changes to the Manheim Township Zoning Ordinance, the Manor Township Zoning Ordinance & City Zoning Ordinance changes. None of which would affect East Lampeter Township directly.

b. Official Map

Mr. Young stated that we had received the most recent Official Map with the GIS changes on it. Mr. Hutchison had showed the revised Map to the Parks Board, since they had input into the contents of the Map. The Parks Board was pleased with the result.

Staff had made several additional suggestions including removing the Lafayette Fire Company site from the parks area since their new building is right where the park area

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had been, showing the existing trails as existing, making road connections from Little Creek Road & Gralan Road through to Willow Road, indicating the potential for a road & a pedestrian path in the "goat path", include the Speicher tract in the CVHS property, include the 3 ½ acre tract at the rear of Fritz School in the park area, and check to see if there is an existing path along Mill Creek through Flory Park.

The abandoned portion of Zooks Lane could not be removed due to County-Wide Communications requirements.

A motion by Mr. Keylor, a second by Mr. McCuen & a unanimous voice vote affirmed those suggestions.

c. 2011 Draft Zoning Ordinance

Mr. Keylor & Mr. Young explained that we had received suggested revisions from FEMA regarding our Flood Plain District in the proposed Ordinance and that they had been included in the Ordinance.

The Planning Commission discussed our ability to get the Draft Ordinance to Ms. Hitchens at LCPC before she goes on leave. It was determined that what she doesn't have done by mid December will fall to Dean Severson to complete. He will have the benefit of whatever reviews she can complete of this draft document and her comments on the previous draft and her notes on discussions with staff on her review.

On a motion by Mr. Keylor, a second by Mr. McCuen and a unanimous voice vote, the Planning Commission recommends to the Board of Supervisors submittal of the Draft Ordinance to LCPC as soon as possible for at least an informal review by Ms. Hitchens.

Adjournment:

On a motion by Mr. Keylor, a second by Mr. Stumpf and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday December 19, 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

