

Planning Commission Meeting Minutes
December 13, 2016

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday December 13, 2016 at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602. Chairman Keylor called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Siesholtz, Mr. McCuen, Mr. Rutt, and Mr. Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer.

The following persons signed in as being present:

Rob Visniski, RAV Associates

Gary Kunkle

Minutes:

The minutes of the October 11, 2016 meeting were approved with corrections noted on a motion of Mr. McCuen and a second by Mr. Rutt with all voting in favor.

There was no meeting held in November, thus there were no minutes to approve for that meeting.

Old Business:

a) none

New Business:

a) Hess 2-lot Subdivision #2016-24 832 Willow Road

Mr. Rob Visniski of RAV Associates and Gary Kunkle were present to represent the plan. Mr. Visniski noted that the lot configuration was changed to meet the new and old zoning ordinance requirements for lot width and setbacks.

Mr. Visniski stated that a lot of rock was hit when perc tests were conducted, so there is only one area that was appropriate for perc.

Mr. Visniski has worked with the Township Engineer on the review comments and has no issues in meeting the comments.

Mr. Visniski verbally requested a deferral of curbs, sidewalks and roadway improvements rather than the waiver that was originally requested. He will provide such in writing prior to the Board of Supervisors meeting.

Mr. McCuen questioned if this area should be considered for a widening project as the roadway is very narrow. Mr. Siesholtz stated that this may not be the appropriate time as it would just quickly jog back at the next property, but this should be considered when a full roadway project is completed.

Mr. Keylor read the requested waivers/modifications within the David Miller Associates review letter dated December 13, 2016 and the LCPC review letter dated November 15, 2016.

Mr. Siesholtz questioned if the riparian buffer easement was shown on the plan. Mr. Visniski indicated that it was or would be prior to recording.

Mr. Siesholtz questioned if the applicant's engineer provided for any pedestrian access per the official map. Mr. Visniski indicated that the language of the riparian buffer easement would be revised to include a pedestrian easement within that area as well.

On a motion by Mr. Rutt with a second by Mr. McCuen, all voting in favor, the Planning Commission recommended conditional approval of the subdivision plan based on the December 13, 2016 David Miller Associates review letter, the Lancaster County Planning Commission letter drafted on November 15, 2016. In addition, the Planning Commission recommended approval of the verbally requested deferrals of curb, sidewalk, and roadway improvements and recommended denial of the waiver of such as originally requested. All other waivers were recommended to be granted as noted in the David Miller

Associates review letter of December 13, 2016. Finally, the applicant shall provide for a pedestrian easement within the riparian easement.

b) Crillis 2-lot Subdivision #2016-25 2009 Meadow Ridge Drive

Mr. Rob Visniski of RAV Associates and Gary Kunkle were present to represent the plan.

Mr. Visniski noted that this site had a better perc rate and there will be two separate trenches outside of the floodplain to handle the stormwater for the site.

Mr. Visniski verbally requested deferrals of curb, sidewalk, and roadway improvements rather than the waiver that was requested through a letter.

Mr. Keylor noted that the two projects tonight are great applications for infill development and appreciated the consultants work and the applicants.

Mr. Keylor read the waiver/modification section of the David Miller Associates review letter dated December 13, 2016 and the Lancaster County Planning Commission review letter dated November 15, 2016.

Mr. Siesholtz questioned the stormwater management ordinance requirement for the riparian buffer and requested clarification from the consultant as to the 100 year floodplain line. The applicant is requesting the less of the 100 year floodplain line or 35 feet from the top of stream bank, rather than the required greater of the two.

On a motion by Mr. Siesholtz with a second by Mr. Ranck, all voting in favor, the Planning Commission recommended conditional approval of the subdivision plan based on the December 13, 2016 David Miller Associates review letter, the Lancaster County Planning Commission letter drafted on November 15, 2016. In addition, the Planning Commission recommended approval of the verbally requested deferrals of curb, sidewalk, and roadway improvements and recommended denial of the waiver of such as originally requested. All other waivers were recommended to be granted as noted in the David Miller Associates review letter of December 13, 2016.

Briefing Items:

a) None

Other Business:

a) LUAB – the November and December meetings for LUAB were cancelled.

b) Mr. Rutt announced that he attended one of the Places 2040 events hosted by Lancaster County Planning Commission and found it to be extremely useful and encouraged each member of the Planning Commission to take the survey that has a link on the Township homepage.

c) Mr. Siesholtz and Mr. Keylor have been reappointed to the Planning Commission for another four year term.

d) Mr. Siesholtz has been appointed to the Park Planning Committee.

Announcements:

Please mark January 21, 2017 from 8-10am for the forecast meeting of the Township.

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on January 10, 2017 at 7:30pm at the East Lampeter Township Office 2250 Old Philadelphia Pike, Lancaster, PA 17602.

Respectfully submitted,

Tara A. Hitchens, AICP

Director of Planning/Zoning Officer