

December 19, 2011

The regular meeting of the East Lampeter Township Planning Commission was held on Monday December 19, 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:

Mark Deimler	-	Strausser Engineering & Surveying – Rebecca Beiler
Daniel Beiler	-	452 Mt. Sidney Road
Dave Beiler, Jr.	-	452 Mt. Sidney Road
John Beiler	-	452 Mt. Sidney Road

Minutes:

The minutes of the November 21 meeting were approved as distributed on a motion by Mr. Stumpf, a second by Mr. McCuen and a unanimous voice vote.

Old Business: None

New Business:

- a. Rebecca S. Beiler - Preliminary / Final Land Development Plan – 2548 / 2556
Lincoln Highway - # 2011-23

Mark Deimler, P.E. of Strausser Engineering & Surveying and Steve Beiler, equitable owner were present to discuss the project.

Mr. Deimler explained there were a number of dwellings on the property, all constructed prior to January 23, 1987. No new dwellings have been constructed since that date. Three of the units are rentals and one unit is occupied by a family member.

The dwelling that is being proposed for this project is the last dwelling and/or vacant building lot that can be developed on this property. A note to that affect will be added to the plans.

They need Zoning Hearing Board approval for the proposed barn location to the front of the front face of the proposed dwelling. The Hearing is scheduled for January 11, 2012.

Revisions to the project based on a David Miller Associates review were submitted last week.

They have no issues with the November 30, 2011 review letter from DMA.

They are requesting deferral of the road improvements, curbing along the existing road frontages & sidewalk along the existing road frontages. They also requested waivers of preliminary plan processing and plan scale size. They have since discovered they don't need a waiver of plan scale size.

They are working on a conservation plan for the farm.

Preliminary discussions with Township staff have been held to discuss the potential impact of a proposed traffic light at the intersection of Rockvale Road & Hartman Bridge Road. Mr. Beiler was amenable to having a shared driveway that would serve his farm, his Hartman Bridge Road tenants & the Fulton Steamboat Inn. Once there is more information on the design of the intersection and the traffic patterns for the light, the Township will meet with Mr. Beiler again to discuss those plans.

The units along Hartman Bridge Road are served by on-lot septic systems while the units along Lincoln Highway East are served by public sewer. No access easements are necessary.

Mr. Deimler has the Lancaster County Planning Commission Memorandum of Understanding review waiver letter.

There were no audience comments.

The waiver of plan scale was formally withdrawn.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the Preliminary / Final Land Development Plan; the requested waiver of preliminary plan processing; and the deferral of the road widening, the installation of curb & the installation of sidewalk along the existing road frontages subject to the David Miller Associates letter of November 30, 2011, the LCPC MOU letter of December 15, 2011, and approval of the Zoning Hearing Board for the barn location or the re-location of the barn.

Mr. Keylor stated that the Township appreciates the applicant's cooperation regarding the proposed traffic light at Rockvale Road & Hartman Bridge Road. He further requested that nothing be constructed in the area of that intersection that would hamper the access to the property.

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

b. David Beiler / Millcreek Fence – Temporary Revision – Land Development Plan –
360 Mt. Sidney Road - # 2010-29

David Beiler Jr. was present to discuss the proposal. He explained that when they had

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proposed the temporary trailers, they also wanted to use the existing barn on the property & a truck trailer for additional storage.

The approval of the temporary trailers did not clearly approve the use of the existing barn & truck trailer for storage also.

This use would be temporary until December 31, 2012.

Mr. Beiler stated that they have their PennDOT approvals, but PPL & the sewer easements are still unresolved for the Land Development Plan.

There were no audience comments.

Their request letter was read.

The barn is the only building left of the original buildings on the site from the previous feed & coal operation.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the requested waiver for the temporary use of the existing barn & truck trailer for storage until December 31, 2012.

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

Other Business:

a. Official Map

After discussion about the Township's ability to show improvements in another municipality on our Official Map, the existence of a trail at Flory Park along Mill Creek, & the proposed traffic light at Hartman Bridge Road & Rockvale Road in conjunction with the Rebecca Beiler Land Development Plan, Mr. McCuen made a motion to add dots indicating potential road at the intersection of Hartman Bridge Road & Rockvale Road into the Rebecca Beiler property for future access and at the intersection of Lincoln Highway East, Chateau Hill & Longfellow Drive extended, with a note to see the City Official Map in that area.

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

Mr. McCuen made a second motion to mark the trail along Mill Creek through Flory Park as existing.

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

b. 2011 Draft Zoning Ordinance

Mr. Keylor & Mr. Young explained that all revisions have been made to the Draft Zoning Ordinance but that we are waiting for the attorneys to work through the legal ramifications of West Earl's not participating in the process anymore. Once that has been resolved, the Ordinance will be proposed for adoption.

Adjournment:

On a motion by Mr. Siesholtz, a second by Mr. Stumpf and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday January 23, 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

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