

December 20, 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:

Gregg Adelman	-	Kaplin Stewart – Talmage Partners
Mark Compton	-	Talmage, PA – Talmage Partners
Jim Bolinger	-	Conestoga, PA – Talmage Partners
Tara Hitchens	-	Lancaster County Planning Commission
Joe Webber	-	2487 Willow Hill Drive
Brandon Maria	-	Talmage, PA

Minutes:

The minutes of the November 15, 2010 meeting were approved as distributed on a motion by Mr. Stumpf, a second by Mr. Siesholtz and a unanimous voice vote.

Old Business: None

New Business:

- a. David Beiler / Robert Neff – Millcreek Fence – Preliminary / Final Land Development Plan – Sewer Module – 360 Mt. Sidney Road - # 2010-29

Mr. Young explained that this was the sewer module for a Land Development Plan that had previously been recommended for approval by the Planning Commission.

The Narrative section of the sewer module was read.

Mr. Stumpf made a motion to recommend approval of the sewer module. Mr. McCuen seconded the motion, which was approved by unanimous voice vote.

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

Dan LaFauci of the Visitors Bureau & Bill Poorman (Mr. Sticky Buns) were present to discuss the project. Since their last visit to the Planning Commission, they have visited with staff on-site and revised the proposed location for the sales trailer for Mr. Sticky Buns.

The trailer was being moved to the east side of the building where picnic tables are now located. The picnic tables will be moved to the rear of the sales trailer.

The staff letter dated December 9, 2010 was read.

Mr. Stumpf stated this was a better location for the trailer.

It was stated that the trailer would operate March through November & be removed for the winter months.

Mr. Siesholtz stated they will need to move the handicap parking away from the trailer location.

Mr. LaFauci stated he has never seen the parking lot full in his five years with the Visitors Bureau. Even during the Greenfield bike race.

Mr. McCuen made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing based on the revisions made to the proposal. Mr. Stumpf seconded the motion, which was passed by unanimous voice vote.

- c. John & Fannie Speicher – Sketch Plan – Two Lot Subdivision – 424 Mt. Sidney Road - # 2010-39

Mr. Young explained that Mr. Speicher's notice of the meeting and the staff review letter were mistakenly sent to his home address instead of the Post Office box where his mail is actually delivered. The letter was only returned to the Township today so Mr. Speicher is not present this evening.

Mr. Young will see to it that Mr. Speicher is informed of the meeting in January.

- d. Chick-Fil-A – Preliminary / Final Land Development Plan - 2467, 2471 & 2475 Lincoln Highway East - # 201040

Mr. Young stated he had received a written request from the applicant to postpone action on this proposal until the January meeting.

- e. Johnson & Johnson Merck – Waiver of Land Development Plan – 1838 Colonial Village Lane - # 2010-41

Mr. Young explained he had received written correspondence from the applicant requesting that action on this project be postponed indefinitely.

Other Business:

- a. LUAB

Mr. Ranck was not present at the December meeting so there is no report. He & Mr. McCuen both stated that since the meeting time was changed from 7 PM to 4 PM, they are having difficulty making the meetings.

They both therefore would like to be replaced due to their difficulty in attending the early meetings. No other Planning Commission member expressed interest in replacing either Mr. Ranck or Mr. McCuen on LUAB.

Tara Hitchens from Lancaster County Planning Commission staff explained that the LUAB passed onto the LIMC governing body religious uses & grow opportunity suggestions for LIMC action.

b. Official Map

Tara Hitchens from Lancaster County Planning Commission discussed the suggestions made by the Township Parks Board, including East Lampeter establishing a riparian park on the east bank of the Conestoga River opposite Manheim Township's Pearlman Park and the proposal to convert the "goat path" to a linear park. She stated that she would be meeting with Mr. McCuen & Mr. Young to prepare the final draft of the Official Map to be presented to the Planning Commission in January.

c. Draft Zoning Ordinance

Mr. Young stated that the Township is working on a date for an informal meeting with County Planning Commission staff to discuss their comments on the draft ordinance.

It was suggested that any comments the Township Planning Commission has on the Draft Zoning Ordinance be submitted in writing.

d. Upper Leacock Township – Quarry Re-Zoning Request

Gregg Adelman representing Talmage Partners was present to discuss to the proposal. He explained the quarry was begun in 1930 and there are approximately 1.5 million tons of rocks left to be quarried. The operation quarries about 250,000 per year.

The operation needs to expand beyond their existing boundaries. They bought land along Stormstown Road. Quarries are permitted by Conditional Use in the Quarry Zone. Agriculture is a use by right.

Upper Leacock Township is the only one of the three municipalities in the Conestoga Valley Region to allow quarries in the proposed draft Zoning Ordinances. It would be a shared use.

Any proposed expansion of the current quarry operation would push south across Stormstown Road. At some point in time, a request may be made for the Township to vacate Stormstown Road, but that is off in the future.

There were no audience comments.

Curt raised questions on Stormstown Road. If vacated, is there a way for people to still get to where they were going? Yes, there are alternate connecting routes people can take without inconvenience.

Dan had questions about the visual impact of the quarry expansion from the roads and surrounding properties, especially given the elevations of the roads and the quarry location. It was explained that they are required to install an earthen berm with plantings on top to act as screening.

Dan questioned what assurances are there that the plantings and the berms will be properly maintained?

It was explained by staff that the only issue before the Planning Commission was whether the

proposed re-zoning petition is in general conformance with the C. V. Comp Plan or not. No other issues regarding the quarry operation are up for discussion.

They are asking to amend the Future Land Use Map & the Re-Zoning together.

Mr. Stumpf made a motion to advise the East Lampeter Township Board of Supervisors that the quarry re-zoning application for Talmage Partners and the proposed revision to the Future Land Use Map are in general conformance with the C.V. Comp. Plan.

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

e. Meeting Dates for January & February

Mr. Young explained that the scheduled January & February Planning Commission meeting dates conflict with national holidays, Martin Luther King Day in January & Presidents Day in February.

While East Lampeter Township is open January 17th, the Township is closed February 21st for Presidents Day. Mr. Siesholtz works for the State, which is closed January 17th & this year January 18th for the governors inauguration.

The Planning Commission decided to permanently change their January & February meeting dates to the fourth Monday of the month.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. Siesholtz and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday January 24, 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