

Planning Commission Meeting Minutes

March 16, 2017

The regular meeting of the East Lampeter Township Planning Commission was held on Thursday, March 16, 2017 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was rescheduled from Tuesday, March 14, 2017 to Thursday, March 16th due to inclement weather. Chairman Keylor called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Darrel Siesholtz, Dan McCuen. Also present were David Sinopoli, Assistant Zoning Officer, and Tara A. Hitchens, Director of Planning/Zoning Officer.

The following persons signed in as being present:

Jason P. Shaner, IMPACT Engineering
Christian A. Stoltzfus, 250 Maple Ave
Tony Sites, High Associates

Brad Mowbray, High Associates
David Hogg, Springwood Companies
Bill Schnoor, Raudenbusch Engineering

Minutes:

The minutes of the January meeting were approved as written on a motion of Mr. McCuen and second by Mr. Siesholtz with all voting in favor. There was no meeting held in February 2017 due to lack of quorum and advertising issues.

Old Business:

- a. Greenland Village Community Club #2016-23: Mr. Brad Mowbray, Mr. Tony Sites, Mr. Ken Hornbeck, of High Associates, and Mr. Bill Schnoor were present to represent Raudenbusch Engineering

In 1974 180 units were built then later purchased in January 2016.

Approximately one-third of the units have been renovated to date since acquisition by High Associates the PA property association has awarded the complex three awards in 2016.

In reference to the DM/A letter dated 2/23/2015, the Board of Supervisors would hold public hearing to change the PRD decision.

Mr. Keylor read the waivers and modifications, questioned landscaping LD-6 of the most recent plans, area marked as woods should have something done with it. Mr. Keylor also read the Zoning and SALDO issues of concern.

Mr. Siesholtz questioned if bike racks will be placed. Mr. Mowbray responded they are not being proposed at this time.

Mr. Siesholtz asked when the pool would open to which Mr. Mowbray explained pool would open Memorial Day to Labor Day and may have some extended hours.

Mr. Mowbray pointed out the Fitness Center is open 24/7 for residents. The gathering room and leasing area are open normal business hours.

When Mr. Siesholtz asked if there were designated parking spaces for employees, Mr. Mowbray responded, no.

Mr. McCuen commented that there could be kids riding bikes.

Mr. Siesholtz suggested the inlet grates should be replaced with bike safe grates as there are a lot of kids in the area.

Mr. McCuen inquired as to the fact there are no dumpsters for waste. Mr. Mowbray stated the center will have a cleaning company which takes trash when they leave.

On a motion by Mr. Siesholtz with a second by Mr. McCuen, with all voting in favor, the Planning Commission recommended conditional approval based on the DM/A letter of 2/23/17, approval of waiver of preliminary plan and scale, modification #3 & #4, other modifications were withdrawn by applicant. In addition, the applicant is to address landscaping within the area labeled "woods" along northern boundary of property, and replace grates with bike safe grates. #24 & #25 of SALDO addressed by Township Solicitor. The 2/28/17 LCPC review requests additional consideration to bike parking.

New Business:

- a. #2017-01 John L. Beiler 2 lot subdivision 2725 Lincoln Highway East

Mr. Jason Shaner of Impact Engineering was present to represent the plan.

Mr. Keylor appreciates cooperation with the applicant and township.

No action taken tonight as the plan is under a time extension already afforded by the Board of Supervisors. The Planning Commission remarked to Mr. Shaner to please ask for waivers and modification early on.

- b. #2017-02 TRU by Hilton Waiver of Land Development Request 2310 Lincoln Highway East

Mr. David Hogg present to request Waiver of Land Development.

The plan changed from 7,000 square feet to 5,000 square feet. There are 16 seats fewer and parking still exceeds the code by approximately 70%, and the stormwater is now over engineered. Any necessary drawings will be provided during building permit review.

The January 26th letter from Mr. Hogg was reviewed.

On motion by Mr. Siesholtz, second by Mr. McCuen, all in favor of the Planning Commission's recommended approval for Waiver of Land Development request with the condition that an As-Built plan be recorded and construction drawing be given to the township.

- c. #2017-04 Christian Stoltzfus, Carriage Machine Land Development Plan 250 Maple Avenue

Mr. Jason Shaner of Impact Engineering would like to request scale, preliminary waivers and deferral of sidewalk, curb and roadway improvements. Mr. Shaner had no issue complying with remainder of 2/24/17 DM/A letter and draft LCPC letter dated March 6, 2017.

Mr. Siesholtz asked if there were any other items on the property that could be removed such as the concrete pad on the south side of the property to assist with Stormwater Management.

Mr. Shaner noted that soil testing must be completed before determining Stormwater Management Facilities.

Mr. Shaner explained they will not go in front of the Board of Supervisors before Stormwater Management are determined. Mr. Shaner also noted that Mr. Stoltzfus would have 1,000 square feet more to construct in order to reach the allowed 30,000 square feet.

Mr. Keylor stated to max out Stormwater Management for all square footage so the additional 1,000 square feet could be constructed in future without an additional Stormwater Management Plan.

Mr. Stoltzfus expressed his only concern about sidewalks is tourists coming up Maple Ave from Route 340. If sidewalks, curb and road widening deferred, then show deferrals on the plan and account for Stormwater Management and design so it could be done in future.

On a motion by Mr. McCuen, second by Mr. Siesholtz, with all voting in favor, the Planning Commission recommended approval of waivers and deferrals of sidewalk, curb and road widening and the land development plan based on the 2/24/17 DM/A letter and draft 3/6/17 from LCPC review, if LCPC approves the draft review as written.

- d. Leacock Township Official Map

Mr. Siesholtz requested the date of the letter be changed.

Mr. Keylor thanked Leacock Township for the work on the Official map

On motion by Mr. Keylor to pass onto Leacock Township, second by McCuen, with all in favor.

Briefing Items:

- a. None at this time.

Other Business:

- a. LUAB-Mr. Keylor stated the committee still viable and needed.

Announcements:

- a. March 15, 22, and 29-Zoning PMPEI Course from 6:30pm-9:30pm at the Training Center, 101 Champ Blvd.
- b. May 6th, Environmental Advisory Council Workshop at the Doubletree Lancaster 8am-3pm
- c. September 7 and 14th-Zoning Administration PMPEI Course from 10am-3:30pm at the Training Center, 101 Champ Blvd.

Adjournment:

On a motion by Mr. McCuen, a second by Mr. Siesholtz and a unanimous vote, the meeting was adjourned. The next Planning Commission meeting will be held on April 11, 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