

Planning Commission Meeting Minutes
January 10, 2017

The regular meeting of the East Lampeter Township Planning Commission was held on Monday January 10, 2017 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:
There was no public present.

Reorganization:

Nominations for Chairman of the Planning Commission were opened, on a motion by Mr. McCuen and a second by Mr. Rutt, John Keylor was nominated as Chairman. Mr. Keylor noted that he is flattered being nominated and would also be appreciative if someone else would take over and take charge. Being that there were no other nominations, the nominations were closed on a motion by Mr. Ranck and a second by Mr. Rutt, the nominations for Chairman were closed.

Nominations for Vice Chairman of the Planning Commission were opened, on a motion by Mr. McCuen and a second by Mr. Ranck, Darrel Siesholtz was nominated as Vice Chairman. There were no other nominations for Vice Chairman, thus on a motion by Mr. Rutt and a second by Mr. McCuen, the nominations for Vice Chairman were closed.

Nominations for Secretary of the Planning Commission were opened, on a motion by Mr. Siesholtz and a second by Mr. Rutt, Dan McCuen was nominated as Secretary. There were no other nominations for secretary, thus on a motion by Mr. Ranck and second by Mr. Siesholtz, the nominations for Secretary were closed.

A verbal all in favor of the entire slate of nominees was noted.

Minutes:

The minutes of the December 13, 2016 meeting were approved as written on a motion of Mr. Siesholtz and a second by Mr. Rutt with all voting in favor noting that the Hess and Crillis 2 lot subdivisions motion paragraph should state "recommended denial of the waivers".

Old Business:

None

New Business:

a) 2016 Annual Report

The annual report was briefly discussed. Mr. Siesholtz found minor typos that will be corrected. Mr. Keylor will stop by the office tomorrow to sign the document.

On a motion by Mr. Rutt and a second by Mr. Siesholtz, the Planning Commission voted in favor of sending the annual report to the Board of Supervisors.

Briefing Items:

a) #2017-01 John L. Beiler Subdivision at 2725 Lincoln Highway East

Ms. Hitchens briefly discussed the proposed 2 acre subdivision for John Beiler from the Emanuel Beiler

farm.

Other Business:

a) LUAB - December 2016 and January 2017 meetings of LUAB were cancelled due to lack of agenda

Announcements:

Zoning PMPEI Course three nights in March, please attend if you can.

Forecast Meeting 2017 – January 21, 2017 at 8am at Paul Davis.

May 6th Environmental Advisory Council Workshop.

Adjournment:

On a motion by Mr. Rutt, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on February 14, 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

East Lampeter Township

Planning Commission



Annual Report

2016

Submitted to the East Lampeter Township Board of Supervisors on January 16, 2017

EAST LAMPETER TOWNSHIP

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January 10, 2017

East Lampeter Township Board of Supervisors
2250 Old Philadelphia Pike
Lancaster, PA 17602

Dear Supervisors:

In accord with the provisions of the Pennsylvania Municipalities Planning Code (Act 247 of 1968, reenacted and amended), the East Lampeter Township Planning Commission respectfully submits its Annual Report for 2016. The report outlines the Commission's activities throughout the year.

The Planning Commission will continue to administer the Township's subdivision and land development ordinance and those other functions delegated to it, in an effort to improve the quality of life for East Lampeter Township residents.

Sincerely,

John Keylor
Chairman

SUMMARY

Section 207 of the Pennsylvania Municipalities Planning Code requires the Planning Commission to keep a full record of its business and submit an annual, written report of those activities to the Board of Supervisors, by March 1st of the following year.

The East Lampeter Township Planning Commission held ten (10) regular monthly business meetings in 2016. Due to a lack of business, the September and December 2016 meetings were canceled. The meetings convened on the second Tuesday of each month. These meetings were held in the public meeting room of the East Lampeter Township building. The complete record of the Planning Commission's regular meeting activity is logged in the official written minutes, on file in the Township office and posted on the Township website at www.eastlampetertownship.org.

This report was reviewed and approved for its general content by the East Lampeter Township Planning Commission on January 10, 2017.

MEMBERSHIP

For 2016, the Planning Commission had the following active members and their terms as follows:

- ❖ John Keylor, Chairman (11/19/2020)
- ❖ Darrel Siesholtz, Vice Chairman (11/19/2020)
- ❖ Randall Ranck, Secretary (11/19/2018)
- ❖ Roger Rutt, Member (11/19/2019)
- ❖ Daniel McCuen, Member (11/19/2017)

SUBDIVISION AND LAND DEVELOPMENT

The East Lampeter Township Planning Commission reviewed and made recommendations on three (3) waivers of land development requests received in 2016.

The Planning Commission reviewed and made recommendations on fourteen (14) subdivision and land development plans.

In addition, the Planning Commission considered one (1) revised conditional use and one (1) new conditional use request, two (2) sketch or informal plans.

Please find attached a spreadsheet outlining this information further.

2016 ACCOMPLISHMENTS

The Planning Commission moved forward with sending their review of the Conestoga Valley Regional Comprehensive Plan in 2015 to Lancaster County Planning Commission and neighboring municipalities for review with no comments received. Members reviewed the draft zoning ordinance prior to adoption and recommended adoption of such ordinance with the knowledge that a technical amendment would be considered in the near future.

The Planning Commission began the process of reviewing the East Lampeter Township Subdivision and Land Development Ordinance.

2017 PROJECTIONS

The Planning Commission will continue reviewing and making recommendations in regards to updating the East Lampeter Township Subdivision and Land Development Ordinance.

Applicant (Engineering charges are billed to Applicant)	Project Name/Owner	File No.		Description (Include no. of lots)	Date Submitted	Twp P.C. Meeting Date	Act by (Last Mtg. Date)	Supervisors Action	Expiration	Comments	Recorded	Parcel ID Number	PNF #
Tanger Devco, LLC c/o Charles Worsham 3200 Northline Avenue, Suite 360, Greensboro, NC 27408	Tanger Properties Limited Partnership Attn: Charles Worsham 3200 Northline Avenue, Suite 360, Greensboro, NC 27408 TANGER EXPANSION	2016	1	Land Development Plan for 126,000 square feet of additional commercial space	12/11/2015	2/8/2016	3/10/16 (3/7/16)	Conditionally approved 4/4/16		Time extension to 12/19/16		3106904900000	13224
High Associates, 1853 William Penn Way, Lancaster, PA 17601	355 Pitney Road, Lancaster, PA 17601	2016	2	Land Development Plan for 83 multi-family dwelling units on 10.98 acres	12/15/2015	2/8/2016	3/14/16 (3/7/16)	Conditionally approved 4/18/16		Time extension to 12/5/16	11/7/2016	3108068200000	13225
Pinnacle Premier, LLC 58 Pitney Road, Lancaster, PA 17602	Pinnacle Premier, LLC 58 Pitney Road, Lancaster, PA 17602	2016	3	Land Development for construction of a storage building on 4.126 acres which has existing structures	1/11/2016	2/9/2016	4/10/16 (3/21/16)	Conditionally approved 3/7/16			6/27/2016	3109213900000	13237
Allan Fisher 2909 Lincoln Highway East, Gordonville, PA 17529	Allan Fisher 2909 Lincoln Highway East, Gordonville, PA 17529	2016	4	Lot Add on plan to add approximately 9,322 square feet from an approximate 6 acre parcel to a 0.68 acre parcel.	1/22/2016	2/9/2016		Conditionally approved 4/4/16		12-14-16 Need reinstatement/time extension request		3107175400000 3107307200000	13265
Jacob and Ruth Stoltzfus 932 Hartman Station Road, Lancaster, PA 17601	Jacob and Ruth Stoltzfus 2218 Forry Road, Lancaster, PA 17601	2016	5	Stormwater Management Plan for construction of a dwelling, barn, greenhouse, equipment shed, and packing house on 40 acres.	2/23/2016	n/a	3/7/2016	Conditionally approved 3/21/16			10/31/2016	3102284700000	13297
Calumet Enterprises c/o Fred Clark 2205 Old Philadelphia Pike, Lancaster, PA 17602	Calumet Enterprises c/o Fred Clark 2205 Old Philadelphia Pike, Lancaster, PA 17602	2016	6	Land Development plan for the construction of 19 parking spaces	2/26/2016	3/8/2016	3/21/2016	Conditionally approved 4/18/16			5/26/2016	3104555800000	13299
Tanger Devco, LLC c/o Charles Worsham 3200 Northline Avenue, Suite 360, Greensboro, NC 27408	Tanger Properties Limited Partnership Attn: Charles Worsham 3200 Northline Avenue, Suite 360, Greensboro, NC 27408 TANGER EXPANSION	2016	7	Modification of the Conditional Use to allow restuarants	3/11/2016	4/12/2016	4/18/2016	Conditionally Approved 4/18/16			n/a	3106904900000	13322
Ames Reese, Inc. 2575 Old Philadelphia Pike, Bird-in-Hand, PA 17505	Ames Reese, Inc. 2575 Old Philadelphia Pike, Bird-in-Hand, PA 17505	2016	8	Waiver of Land Development for the placement of a storage container for a period of 20 months	4/1/2016	4/12/16	4/18/2016	Conditionally approved 4/18/16			n/a	3106718300000	13357
TreeHouse Private Brands 2060 Old Philadelphia Pike, Lancaster, PA 17602	TreeHouse Private Brands 2060 Old Philadelphia Pike, Lancaster, PA 17602	2016	9	Waiver of Land Development for the placement of two office/meeting room trailers for approximately 7 months	4/7/2016	4/12/2016	4/18/2016	Conditionally approved 4/18/16			n/a	3109847900000	13370

TRU by Hilton-Lancaster 2310 Lincoln Highway East, Lancaster, PA 17602	Clearview Associates, 146 Pine Grove Circle, York, PA 17403	2016	10	Revised Land Development Plan	4/8/2016	5/10/2016	5/16/2016	Conditionally Approved 5/16/16			7/14/2016	3104941800000	13381
WAWA 2132 Lincoln Highway East, Lancaster, PA 17602	WAWA 2132 Lincoln Highway East, Lancaster, PA 17602	2016	11	Land Development Plan	4/12/2016	5/10/2016	5/16/2016	Conditionally Approved 5/16/16		NEVER RECEIVED ACCEPTANCE OF CONDITIONAL APPROVAL		3108480900000	13382
Bridgeport SC Partners, LP 416 Bethlehem Pike, Port Washington, PA 19034	1602 Lincoln Highway East Retail Store 1602 Lincoln Highway East, Lancaster, PA 17602	2016	12	Land Development Plan	5/5/2016	6/14/2016	8/3/16 (8/1/16)	Conditionally approved				3105107600000	13408
Friends Group Holdings, LLC, attn: Birju Surti, 102 Eastbrook Road, Ronks, PA 17572	Friends Group Holding, LLC, 2601 Lincoln Highway East, Lancaster, PA 17602	2016	13	Conditional Use - Historic Overlay District	5/10/2016	6/14/2016	6/20/2016	Denied 10/3/16		No appeal received as of 11/10/2016	n/a	3107244200000	13426
SACK LLC, c/o William Helm 233 Cliff Lane, Elizabethtown, PA 17022	Volleyball Corner 2007 Lincoln Highway East, Lancaster, PA 17602	2016	14	Revised Land Development Plan	5/16/2016	6/14/2016	8/14/16 (8/1/16)	Conditionally approved July 11			10/11/2016	3102045900000	13428
Highview Church of God 2470 Leaman Road, Ronks, PA 17572	Highview Church of God 2470 Leaman Road, Ronks, PA 17572	2016	15	Waiver of Land Development	5/19/2016	6/15/2016	8/17/16 (8/15/16)				n/a	3105883200000	13462
Solomon G. and Sylvia G. Fisher 2655 Bachmantown Road, Ronks, PA 17572	Solomon G. and Sylvia G. Fisher 2655 Bachmantown Road, Ronks, PA 17572	2016	16	Stormwater Management Plan	5/24/2016	n/a	6/20/2016	Conditionally approved June 20			9/20/2016	3108365600000	13463
H&F Tire 1834 Lincoln Highway East, Lancaster, PA 17602	H&F Tire 1834 Lincoln Highway East, Lancaster, PA 17602	2016	17	Stormwater Management Plan	5/25/2016	n/a	6/20/2016	Conditionally approved July 11				3107400200000 3102434100000	
Sherman and Walton 2071B Old Philadelphia Pike, Lancaster, PA 17602	South View Drive Subdivision	2016	18	Subdivision and Land Development Plan	7/8/2016	8/9/2016	10/6/16 (10/3/16)	Conditionally approved 12/5/16				3107205600000	13516
Stephen S. and Sadie K. Fisher 100 Hartman Bridge Road Ronks, PA 17572	Stephen S. and Sadie K. Fisher 100 Hartman Bridge Road Ronks, PA 17572	2016	19	Stormwater Management Plan	7/12/2016	n/a	8/15/2016	Conditionally approved 8/15/16			10/31/2016	3107299900000	13544
Lancaster Country Club 1466 New Holland Pike, Lancaster, PA 17601	Lancaster Country Club 458 Millcross Road, Lancaster, PA 17601	2016	20	Stormwater Management Plan	8/5/2016	n/a	9/12/2016	Conditionally approved 9/12/16			11/15/2016	3103682500000	13561
Smoketown Airport c/o JeMar Holdings c/o Marlin Horst 318 Bridge View Circle Bird-in-Hand, PA 17505	Smoketown Airport c/o JeMar Holdings c/o Marlin Horst 318 Bridge View Circle Bird-in-Hand, PA 17505	2016	21	Land Development Plan	8/23/2016	10/11/2016	10/17/16 (11/21/16)			Time extension granted on 11/14/16 to April 2017		3100655800000	13594
Doug and Cheri Cunningham 113 Clover Heights Road, Lancaster, PA 17602	Doug and Cheri Cunningham 113 Clover Heights Road, Lancaster, PA 17602	2016	22	Stormwater Management Plan	9/21/2016	n/a	10/17/2016					3102554800000	13649
High Associates Greenland Village	High Associates, 1853 William Penn Way, Lancaster, PA 17601	2016	23	Land Development Plan	10/7/2016	11/14/2016	12/5/2016			Time extension 180 days from February 13		3106540500000	13671
Don Hess 832 Willow Road, Lancaster, PA 17601	Hess Subdivision 832 Willow Road, Lancaster, PA 17601	2016	24	2-lot Subdivision Plan	10/14/2016	11/14/2016	12/19/16 (1/2/2017)					3108269900000	13689

David and Sadie Crillis 2009 Meadow Ridge Drive, Lancaster, PA 17601	Crillis Subdivision, 2009 Meadow Ridge Drive, Lancaster, PA 17601	2016	25	2-lot Subdivision Plan	10/14/2016	11/14/2016	12/19/16 (1/2/2017)					3103568200000 3102354200000	13690
Douglas and Deborah Bell, 2952 Parkcreek Drive, Clearwater, Florida 33759	Douglas and Deborah Bell, 2319 Stumptown Road, Lancaster, PA 17602	2016	26	Stormwater Management Plan	10/18/2016	n/a	12/5/2016					3102271000000	13691
Travis Eby 610 Millcross Road, Lancaster, PA 17601	Travis Eby 610 Millcross Road, Lancaster, PA 17601	2016	27	Stormwater Management Plan	12/6/2016	n/a	12/19/2016					3106522300000	13745