

Planning Commission Meeting Minutes

April 11, 2017

The regular meeting of the East Lampeter Township Planning Commission was held on Thursday, April 11, 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. Darrel Siesholtz, Dan McCuen and Rnady Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer.

The following persons signed in as being present:

Randy Hess – Good N Plenty

Minutes:

The minutes of the March meeting were approved with corrections noted by Mr. Siesholtz on a motion of Mr. McCuen and second by Mr. Siesholtz with all voting in favor.

Old Business:

None

New Business:

- a. Stormwater Management Ordinance Amendments
Ms. Hitchens went through the proposed amendments to the stormwater management ordinance. These include clarification on items needed for as-built plans, recordation of plans, escalation clauses for repeat offenders, regulations for hoop houses, specific note to be added to such plans, and the need for erosion and sediment control plans and nutrient management plans for agricultural uses.
- b. Zoning Ordinance Technical Amendments
Ms. Hitchens went through the proposed technical amendment for the zoning ordinance. The Planning Commission was provided with a memo indicating the proposed changes. Mr. Randy Hess inquired if a property along Eastbrook Road would be rezoned to residential as sewer and stub streets had been designed. Ms. Hitchens indicated that it would be.

Briefing Items:

- a. Oakview Estates Community Center – Ms. Hitchens went through the proposed demolition of the existing pool and bathhouse and construction of a community center on the parcel.
- b. LIDL – Ms. Hitchens indicated that the plans for the LIDL project were received today and a full briefing would be given on the project at the next meeting.

Other Business:

- a. LUAB – Ms. Hitchens noted that the prior meetings were canceled due to lack of agenda items.
- b. LERTA – Ms. Hitchens described LERTA and inquired with the Planning Commission members as to which properties should be considered under LERTA. The Planning Commission members offered the following properties, but requested that they be given until the next meeting to determine others.
 - a. Beechdale Road – prior chicken rendering facility

- b. Vallorbs
- c. Ames Reese
- d. Flexsteel
- e. Barr Garage
- f. Properties along Pitney Road zoned Industrial

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 May 9, 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