

## Planning Commission Meeting Minutes

May 9, 2017

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, May 9, 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. Roger Rutt, Mr. Dan McCuen, and Mr. Randy Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer and David Sinopoli, Assistant Zoning Officer.

### The following persons signed in as being present:

Mike Huxta – ELA Group  
Marlin Horst-Owner, Smoketown Airport  
Phil Damon-H. Gillroy Damon Association  
David Kane-LIDL, US Operations  
Charles M. Suhr, Esquire-Stevens & Lee  
Ambrose W. Heinz, Esquire-Stevens & Lee  
Christos N. Dinoulis-Bohler Engineering

### Minutes:

The minutes of the April 11, 2017 meeting were approved as written on a motion of and second by Mr. Ranck with all voting in favor with Mr. Rutt abstaining.

### Old Business:

None

### New Business:

- a. Smoketown Airport at 311 Airport Drive, Land Development Plan #2016-21: Mr. Mike Huxta of ELA Group and Mr. Marlin Horst, owner of Smoketown Airport were present to represent the project.

Additional hanger as noted as -shaded areas on the plan. The basin near Glick Fire Equipment will be improved to handle stormwater. The plan includes 8 additional parking spaces on Glick Fire Equipment. Ms. Hitchens stated the Board of Supervisors approved a modification of the 2003 plan to allow the existing Stormwater Management pipes to remain as is last night, Monday, May 8, 2017, with the condition being that the new plan be recorded and also allow release of prior Letter of Credit. Mr. Huxta spoke of waiver and deferral requests as noted in DM/A letter. Mr. Keylor asked about access to Barr property. Mr. Huxta responded there is a gentlemen's agreement between neighbors. Mr. Keylor inquired if PP&L allowed access to the airport, then this should be documented in the access agreement. Mr. Horst explained the agreement is not in writing. Mr. Keylor questioned would the township want access for airport to have full access off of Mount Sidney Road? Mr. Horst explained there was a misunderstanding between Barr and Mel (prior airport owners) which led to a fence and gates at PP&L right-of-way. Mr. Keylor asked, can airport use per PP&L, to which Mr. Horst responded they have been verbally permitted by PP&L. Mr. Steven Smucker, the new owner of Barr property, and Mr. Horst have gentlemen's agreement.

The Lancaster County Planning Commission letter dated September 27, 2016, had one comment about associated lighting and was read by Ms. Hitchens.

On a motion made by Mr. Ranck and second by Mr. Rutt with all voting in favor of recommending conditional approval subject to DM/A letter dated April 6, 2017 and Lancaster County Planning

Commission letter dated September 27, 2016 with agreement of waivers and deferrals as noted in DM/A including sidewalk deferral with further condition that airport and PP&L have written access agreement for continued use of access drive.

- b. Oakview Estates Community Center at 77 Foal Court, Land Development Plan #2017-05: Mr. Phil Damon of H. Gillroy Damon Association was present to represent the plan.

Mr. Damon described the 31 acre site developed in 1976. They will replace existing bath house and pool with new Community Center. The impervious cover reduced by 3,100 square feet and the existing utilities will be reused. The response letter from Mr. Damon notes that the applicant will come into full compliance with all comments. Mr. Damon is exploring trail connection with Bentley Ridge through Attorneys, however there will be a trail connection to Rose Avenue. Mr. Keylor stated the applicant should request a modification or deferral but not a waiver of the sidewalk, curb, and road improvements.

On a motion by Mr. Rutt and second by Mr. Ranck with all voting in favor of recommending a conditional approval based on DM/A letter dated May 2, 2017 and waivers and deferrals as noted and a favorable review from Lancaster County Planning Commission.

- c. Zoning Ordinance Amendment-Ms. Hitchens went through the Zoning Ordinance Amendment. On a motion by Mr. McCuen and second by Mr. Ranck with all voting in favor to recommend approval of technical amendments to Zoning Ordinance as noted in memo date May 8, 2017 from Ms. Hitchens.
- d. Stormwater Management Ordinance Amendment- Ms. Hitchens went through the Stormwater Management Ordinance Amendment. On a motion by Mr. Rutt and second by Mr. McCuen with all voting in favor to recommend approval of Stormwater Management Ordinance Amendment as noted in memo date May 8, 2017 from Ms. Hitchens.

Briefing Items:

- a. LIDL, U Operations, 2331 Lincoln Highway East, #2017-07– Mr. David Kane of LIDL, Mr. Charles M. Suhr, Esquire and Mr. Ambrose W. Heinz, Esquire of Stevens and Lee were present to represent the briefing item and described the 36,000 square foot retail store. There is a shared driveway with the adjoining restaurant parcel. The 4.1 acre commercial lot will most likely require a right turn lane from Route 30 heading westbound. Christos N. Dinoulis of Bohler Engineering noted they are complaint with the remainder of the bulk requirements. Mr. Dinoulis also pointed out the multiple rain gardens spread throughout the site as stormwater management controls. He added they will tap into the sewer easement on the adjacent parcel and Mr. Dinoulis hopes to know what scope of Traffic Impact Study is by the next Planning Commission meeting. Mr. Kane described LIDL is a German retailer, 4<sup>th</sup> largest in the world, has 20 stores opening in Virginia, North Carolina, and South Carolina at the present time and is looking to further expand along the east coast of the United States. LIDL will sell everything from groceries, hand tools, yoga pants, just about everything. There is a potential for electric recharge car station to be developed and the building will be constructed to a LEED Silver. Mr. Dinoulis said the streetscape plan improvements will be included. Mr. Kane stated the hours of operation are about 7am to 9pm with approximately 30-35 employees total per day (6-8 per shift) and 2 delivery truck per day. Mr. Dinoulis said 2 horse and buggy spaces at the north end of property will be provided. Mr. Suhr said he may be back next month or following month for recommendation from Planning Commission depending on comments from Township Engineer and the Transportation issues. Mr.

Keylor recommended concrete at horse and buggy parking. Mr. Kane stated it is a 26 week build once the land development issues are resolved.

Other Business:

- a. LUAB – May meeting was canceled due to lack of agenda items.
- b. LERTA – There was discussion of additional properties to be added to the list that was created at the April Planning Commission meeting.  
On a motion by Mr. Keylor and second by Mr. McCuen with all voting in favor to recommend the Board of Supervisors consider all properties discussed at the April 11, 2017 meeting plus: Wagon Road properties and Hartman Station Industrial zoned properties to be included in LERTA program.

Announcements:

- a. May 10<sup>th</sup> Opportunities for Rural Walkability-Room 102 at 150 North Queen Street, Lancaster, P 2-3pm
- b. May 10<sup>th</sup> Framing our Future-Lancaster County Planning Commission Spring Event at Brick Gables, 800 East Newport Road, Lititz, PA 6:30-8:30m
- c. September 7 and 14 Zoning Administration PMPEI Course 10am-3:30pm at the Training Center, 101 Champ Blvd.

Adjournment:

On a motion by Mr. McCuen, a second by Mr. Ranck and a unanimous vote, the meeting was adjourned at 9:58pm. The next Planning Commission meeting will be held on Tuesday, June 13, 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