

Planning Commission Meeting Minutes

September 12, 2017

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, September 12, 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, Mr. Roger Rutt, and Mr. Randy Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer, and Alecia Hair, Administrative Assistant.

Minutes:

The minutes of the August 8, 2017 meeting were not available for approval, thus no action was taken.

Old Business:

None

New Business:

- A. John Beiler, 2725 Lincoln Highway East #2017-01 Subdivision Plan. Mr. Jason Shaner was present to represent the plan. Mr. Shaner noted that the subdivision will be of two acres along North Cherry Lane while the remainder of the farm will stay as a residual lot. Mr. Shaner also noted that the Beiler family was permitted such subdivision under the easement agreement with the Lancaster Farmland Trust. Mr. Keylor read the waiver request and David Miller Associate responses and review letter dated September 5, 2017. Mr. Ranck read the Lancaster County Planning Commission review letter dated January 23, 2017. Mr. Siesholtz questioned if the bakery would be retail. Mr. Shaner noted that the zoning hearing approval was for a wholesale bakery only with typical box truck or van delivery two days a week. Ms. Hitchens noted that the applicant, Mr. John Beiler and Mr. Shaner have been working closely with the Township to develop a riparian buffer corridor along the unnamed tributary on the property which will result in a sediment, nitrogen, and phosphorous reduction that the Township will be able to utilize as part of the MS4 program.

On a motion by Mr. Siesholtz and a second by Mr. Ranck, with all Planning Commission members voting in favor, the Planning Commission recommended approval of the waivers, modifications, and deferrals as well as conditional subdivision approval with a favorable review from the Lancaster Farmland Trust, that all of the comments of the David Miller Associates and Lancaster County Planning Commission review letters be addressed and that the applicant continue to work with the Township staff and engineer on the MS4 project.

Mr. Keylor thanked the applicant and applicant's engineer for their work and thanked the Township Engineer and staff for their continued work. Mr. Keylor noted that this particular project seemed to be in the best interest of everyone involved and has resulted in a great opportunity. Mr. Keylor stated that this project for the MS4 program sets a valuable example.

- B. East Towne Mall, 2090 Lincoln Highway East, #2017-11 Waiver of Land Development/Stormwater Management Plan. Mr. Chris Caffiero of PennMark and Mr. David Bitner of RGS Associates were present to represent the plan. Mr. Caffiero indicated that AC Moore is looking to lease a portion of the retail facility. AC Moore is in need of a loading dock and at grade entrance. Mr. Bitner

noted that there will be a trench drain installed with the proposed dock to an existing inlet. AC Moore will install a new canopy and new façade. Mr. Bitner noted that the applicant and RGS Associates had no issue with the David Miller Associates review letter dated September 11, 2017.

On a motion by Mr. Rutt, a second by Mr. Ranck, with all voting in favor, the Planning Commission recommended conditional approval of the waiver of land development with the condition that a stormwater management plan be approved by the Board of Supervisors.

- C. Smoketown Associates, 2117 Old Philadelphia Pike, #2017-12 Sketch Plan. Mr. Sandy Kime of ELA, Mr. Greg Hiel and Mr. Trebor Eby, developers, and Mr. James Welch of McNees Wallace Nurick were all present to represent the plan. Mr. Kime stated that the proposal would be for 20 townhouse apartments with a single vehicular entrance with 5 buildings of 4 units each. Mr. Kime also noted that the site is extremely flat with a two foot drop from north to south and east to west, thus will need to raise the site. Mr. Kime went through the David Miller Associates review letter dated September 8, 2017. Mr. Keylor stated that the Planning Commission typically does not provide a formal recommendation but wishes to move forward in good faith on this project, thus would welcome a positive discussion

Other Business:

- A. LUAB –Ms. Hitchens noted there was no quorum at the September meeting, thus a meeting was not held.

Announcements:

None

Adjournment:

On a motion by Mr. Rutt, a second by Mr. Siesholtz and a unanimous vote, the meeting was adjourned at 8:00pm. The next Planning Commission meeting will be held on Tuesday, October 10, 2017 at 7:30pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602.

Respectfully submitted,

Tara A. Hitchens, AICP
Director of Planning/Zoning Officer