

Planning Commission Meeting Minutes

October 10, 2017

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, October 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. Darrel Siesholtz, Mr. Roger Rutt, Mr. Dan McCuen and Mr. Randy Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer. Public present: Harry Stevens and Irfan of Lancaster Host, Amanda Groff of Harbor Engineering.

Minutes:

- A. The minutes of the August 8, 2017 meeting were approved on a motion by Mr. McCuen and second by Mr. Ranck with all in favor and Mr. Rutt abstaining.
- B. The minutes of the September 12, 2017 meeting were approved on a motion by Mr. Siesholtz and second by Mr. Rutt with all in favor and Mr. McCuen abstaining.

Old Business:

- A. LIDL, US Operations, 2331 Lincoln Highway East, #2017-07 Subdivision and Land Development Plan-Mr. Keylor stated the Township received a letter today, Tuesday, October 10, 2017 from LIDL Counsel to table action tonight. On a motion by Mr. Siesholtz and a second by Mr. Rutt with all in favor and Mr. McCuen abstaining.

New Business:

- A. Host Resort, 2300 Lincoln Highway East, #2017-13, Land Development Plan-The goal is to construct a portico to obtain a national brand for hotel with relocated parking. Additional concepts of a Collesium similar to Dave & Buster's and renovation of the EXPO Center and reconfigure parking with outdoor gardens. There will be no sewer or no water additions; less than 1 acre disturbance, so no NPDES permit needed for phase one (1). The commissioners discussed the David Miller Associates review letter with Scott Hain. Mr. Keylor read the waivers and modifications. Modification #5 would be a request for deferral of Lincoln Highway East sidewalk as the HOST would like to do with phase two (2). Mr. Siesholtz asked when will phases two (2) and three (3) be completed to which Mr. Stevens responded within twelve (12) to fourteen (14) months. There were no general public comments. Mr. McCuen referred to phases 2 and 3 asking what guarantee that the work would be done. Mr. Siesholtz noted the township Board of Supervisors would call in the deferral when they believe it should be done. Mr. Stevens stated the HOST is committed to doing Route 30 Streetscape improvements and the multi-use path.

On a motion by Mr. Siesholtz and a second by Mr. McCuen, with all Planning Commission members voting in favor. Planning Commission conditionally approved the plans based on the David Miller Associates review letter dated October 5, 2017. Waivers and modifications as indicated on the David Miller Associates letter with the exception of sidewalk waiver along LHE be change to a deferral to be installed at the next phase of land development/stormwater management plan or at the direction of the Board of Supervisors and a deferral agreement be recorded for all items deferred; satisfactory review from Lancaster County Planning Commission when the review is received from them.

Mr. Keylor added the project looks great and thanked Lancaster HOST for continuing to work with the township and supporting the Route 30 streetscape.

Other Business:

- A. LUAB –no quorum but there was discussion of rezoning 483 acres of property Armstrong along Columbia Avenue. Manor Township is looking at an AH-Agricultural Holding Zoning District. Members present decided that the AH zoning district was not consistent with a growth area. Mr. Keylor wants to support LUAB members and municipalities.

Announcements:

- A. New Staff at Township
- B. Mr. McCuen asked if the Board of Supervisors would encourage natural pollinators within the county for natural areas and to keep natural vegetation along stream corridors.

Adjournment:

On a motion by Mr. Rutt, a second by Mr. Siesholtz and a unanimous vote, the meeting was adjourned at 8:20pm. The next Planning Commission meeting will be held on Tuesday, November 7, 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