

Planning Commission Meeting Minutes

December 12, 2017

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, December 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, Mr. Dan McCuen and Mr. Randy Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer. Public present: Randy Hess.

Minutes:

- A. The minutes of the October 10, 2017 meeting were approved on a motion by Mr. Ranck and second by Mr. Rutt with all in favor.
- B. There was no meeting in November, thus no minutes to approve.

Old Business:

- A. None at this time.

New Business:

- A. Siegrist Road Lot-Add On plan #2017-15
Randy Hess was present representing Good N Plenty Restaurant owners of the property. The Lot Add-on would take approximately 1.7 acres and adjoin it to the Esh farm to the east and north. Ms. Hitchens noted that the curb and sidewalk would not be required along Siegrist Road based on the amendment to the Subdivision and Land Development ordinance for subdivisions within Rural (Agricultural) zoned areas where no residential are proposed. Mr. Hess noted that the only way that the owner could be agreeable to a deferral would be with a time limit because there would be a joint jurisdictional permit necessary with the bridge and floodplain area. If the deferral agreement were to indicate a cost of the sidewalk alone or if a fee in lieu of for the sidewalk alone were proposed, the owner may be agreeable to such. However, to place a burden of a joint jurisdictional permit, engineering, fill within the floodplain, etc. on the Esh's would be too cumbersome. Mr. Keylor indicated that the Planning Commission doesn't want to "kick the can down the road" but also don't want to put such a substantial burden on the landowner. Mr. McCuen stated he also didn't want to miss the opportunity for sidewalks. Mr. Rutt and Mr. Keylor both noted that they would like to see the lot add-on move forward and not have that great a deal of floodplain within residential subdivided lots. Mr. McCuen questioned if the trail on the official map should be considered and Ms. Hitchens noted that the trail was actually noted on the north side of the creek following the sewer easement that is already in place. It should be noted that there was no general public present.

The Planning Commission through a general consensus and unanimous voice confirmation are supportive of a fee in lieu of the sidewalk construction alone from the proposed lot add-on line to the Esh property line along Eastbrook Road and the Planning Commission would like to see the lot add-on move forward with the subdivision of the residential lots on the residentially zoned parcel. The Planning Commission would also like to see an easement on the tributary and creek for a riparian buffer that would maintain and potentially enhance the riparian buffer that is established on the Esh farm. Ms. Hitchens is to look through former subdivision/land development/stormwater management plans to determine the last action on the Esh property.

Other Business:

- A. LUAB –no meeting was held in November or December

Announcements:

- A. The Bridgeport Study stakeholder meetings are being held tomorrow at 10:45am at HACC, please attend if your schedule permits.

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, January 9, 2018 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