

Planning Commission Meeting Minutes

January 9, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, January 9, 2018 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, and Mr. Dan McCuen. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer, and Alecia Hair, ZPB Administrative Assistant. Public present:

Greg Kile, Trevor Eby, Mark Stanley, Brent Good, Jason Shaner, Mike Lorelli, Chris Venarchick, Nick Grande

Reorganization:

Nominations for Chairman of the Planning Commission were opened, on a motion by Mr. McCuen, second by Mr. Rutt, Mr. Keylor was nominated as Chairman. Being there no other nominations, the nominations were closed on a motion by Mr. Rutt and second by Mr. McCuen.

Nominations for Vice Chairman of the Planning Commission were opened, on a motion by Mr. Rutt, second by Mr. McCuen, Mr. Siesholtz was nominated as Vice Chairman. Being there no other nominations, the nominations were closed on a motion by Mr. McCuen, second by Mr. Rutt

Nominations for Secretary of the Planning Commission were opened, on a motion by Mr. Rutt, second by Mr. McCuen, Mr. Ranck was nominated as Secretary. Being there no other nominations, the nominations were closed on a motion by Mr. McCuen, second by Mr. Rutt.

With all nominations closed, the slate of nominees were approved on a motion by Mr. McCuen, second by Mr. Rutt, with all voting in favor.

Minutes:

- A. The minutes of the December 12, 2017 meeting were approved as written on a motion by Mr. McCuen and second by Mr. Rutt with all in favor.

Old Business:

- A. None at this time.

New Business:

- A. Villas at East Lampeter Land Development Plan 2117 Old Philadelphia Pike #2017-16
Brent Good of ELA, Mark Stanley of McNeese Wallace Nurrick, Greg Kile and Trevor Eby, applicants were present to represent the land development plan for 20 townhouse units on 1.9 acres. Mr. Good noted that the site has two existing dwellings and a garage of sorts all of which would be razed. For the 20 townhouse units, 45 parking spaces are proposed which exceeds the requirement. All of the stormwater facilities are proposed to be underground. The applicant proposes a six (6) foot asphalt path through the frontage of the property in lieu of sidewalk. The applicant proposes to make the side of the townhouses that front along Old Philadelphia Pike aesthetically pleasing to look as the front of the townhouse. The applicant proposes an asphalt curb along the western portion of the boundary line to allow the drainage to continue while

having several inlets to allow water into the underground system. Mr. Good noted that the cartway is a 12 foot lane with a 6 foot shoulder, but the Township ordinance calls for a 50 foot right of way. Mr. Good read through waivers/modification within the 1/9/18 review letter from David Miller Associates.

Mr. McCuen questioned if the three (3) inch curb was sufficient. Mr. Good noted that it was and that the Township Engineer agreed.

Mr. McCuen inquired if the request for deferral of the curbing was granted, shouldn't the applicant request a deferral, rather than a waiver, of the cartway widening. Mr. Good noted that PennDOT was fine, in telephone conversations, with the existing cartway. Mr. Stanley noted that if the Board of Supervisors determined that curbing was required at any point, then 2 feet of cartway widening would need to be done to meet the existing curb 88 feet to the west at the Ambleside Apartments. Mr. Keylor inquired if the applicant would be agreeable to wording a recommendation that included this amount of widening of the cartway. Mr. Stanley noted that they would.

On a motion by Mr. McCuen, a second by Mr. Rutt, with all voting in favor, the East Lampeter Township Planning Commission recommended conditionally approving all those waivers/modifications that are noted within the review letter from David Miller Associates dated January 9, 2018 as granted while recommending that the curbing and cartway widening along Old Philadelphia Pike (Route 340) be deferred, with an agreement, to match the curbing and cartway at the Ambleside Apartments which are approximately 88 feet to the west of the subject property. The Planning Commission also recommended conditionally approving the land development plan subject to meeting all the conditions within the January 9, 2018 review letter from David Miller Associates and the draft letter, dated January 8, 2018, from the Lancaster County Planning Commission. It was noted that the meeting of the Lancaster County Planning Commission on January 8, 2018 was canceled due to inclement weather.

Mr. Keylor commended the applicant for providing 10 units per acre within the Urban Growth Area, noted that this type of infill is a win-win for all parties and its good planning. He thanked the applicant for their cooperation.

Mr. Rutt noted that he was in favor of the project when first seen as a sketch plan.

B. Amos and Sarah Beiler Subdivision Plan 338 Beechdale Road #2017-19

Jason Shaner of Impact Engineering was present to represent the plan. Mr. Shaner noted that the site is bound on the west by the railroad line, on the east by Beechdale Road and is somewhat triangular in shape with a long frontage but narrow depth. The owner wishes to subdivide approximately 40,000 square feet of property for an additional dwelling while maintaining the existing dwelling and out buildings on the remaining lands of approximately 66,000 square feet. Mr. Keylor noted that the Planning Commission appreciated the work that Mr. Shaner put forth to work with the Township Engineer comments.

On a motion by Mr. Rutt, a second by Mr. McCuen, with all voting in favor, the East Lampeter Township Planning Commission recommended conditional approval of the waivers/modifications noted as granted within the January 8, 2018 review letter from David Miller Associates. Further the Planning Commission recommended conditional approval of the proposed subdivision subject to the January 8, 2018 review letter from David Miller Associates and a favorable review from the Lancaster County Planning Commission with a deferral agreement.

- C. Paradise Concrete Solutions Land Development Plan 2771 Lincoln Highway East #2017-20
Mr. Keylor read an email received earlier in the day noting the applicant requested being removed from the agenda for the evening and being placed on the February 13, 2018 Planning Commission agenda.

On a motion by Mr. Keylor, a second by Mr. Rutt, with all voting in favor to recommend tabling action on the land development to the February 13, 2018 Planning Commission meeting at the request of the applicant. Further, recommend that the application be denied if a time extension is needed and not requested by the applicant. Further, recommended that if a time extension is needed, requested by the applicant, and approved then this recommendation can be revised.

- D. 2232 LLC Land Development Plan 2232 Lincoln Highway East #2017-21
Chris Venarchick and Nick Grande of RGS Associates were present to represent the proposed Land Development Plan on 1.2 acres in the C-3 zoning district. The site is currently where the Star Buffet is located, the building would be razed and an approximately 6,700 square foot retail building with a potential for four (4) tenants. The internal connection to the adjoining property to the west would be maintained and the applicant is willing to provide an easement for a connection to the properties to the east. Mr. Venarchick noted that the proposed use would actually require less sewer usage than the existing use on the property. He also noted that the applicant is not required to apply for an NPDES permit because the disturbance area will be less than 1 acre.

Mr. Keylor questioned what a Vortechs Water Quality Unit was? Mr. Venarchick explained that the unit separates pollutants from getting into the stormwater system much like a grease separator works.

Mr. Keylor noted that there was a scale modification request submitted by the applicant this evening for action as well.

On a motion by Mr. McCuen, second by Mr. Rutt, with all voting in favor, the East Lampeter Township Planning Commission recommended conditional approval of waivers/modifications noted as granted within the January 8, 2018 review letter from David Miller Associates and the scale modification requested at the meeting. Further, the Planning Commission recommended conditional approval of the land development plan subject to the January 8, 2018 review letter from David Miller Associates and the draft review letter dated January 8, 2018 from Lancaster County Planning Commission.

- E. High Associates 1830 Colonial Village Lane Waiver of Land Development #2017-22
Mike Lorelli of High Associates was present to represent the requested waiver of land development for 1830 Colonial Village Lane with a maximum of 8 tenants, with no exterior alterations. Any alterations to accommodate additional tenants would be internal to the building. With each tenant change over there is a zoning permit which Township staff determines if the parking requirements are met.

On a motion by Mr. McCuen, second by Mr. Rutt, with all voting in favor, the East Lampeter Township Planning Commission recommended conditional approval of the waiver of land development subject to the December 19, 2017 Township staff review.

F. 2017 Annual Report

Mr. Keylor thanked Ms. Hitchens for keeping the Planning Commission within the requirements of the Pennsylvania Municipalities Planning Code.

On a motion by Mr. McCuen, second by Mr. Rutt, with all voting in favor, the East Lampeter Township Planning Commission approved the signing of the annual report by the Chairman and forwarding such to the Board of Supervisor.

Other Business:

- A. LUAB –no meeting was held in January

Announcements:

- A. The Bridgeport Study open house will be held on January 31, 2018 from 4-8pm at HACC, please attend if your schedule permits.
- B. The Annual Forecast meeting will be held on Saturday February 3, 2018 at a place to be determined.

Adjournment:

On a motion by Mr. McCuen, a second by Mr. Rutt and a unanimous vote, the meeting was adjourned at 9:25pm. The next Planning Commission meeting will be held on Tuesday, February 13, 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