

Planning Commission Meeting Minutes

February 13, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, February 13, 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. Darrel Siesholtz, Mr. Randy Ranck, 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: Levi Stoltzfus, Tom Matteson of Diehm & Sons, Gerald Maragos of Gannett Fleming representing PennDOT, and Scot Bradbury of U.S. Commercial Realty

Minutes:

- A. The minutes of the January 9, 2018 meeting were approved as written on a motion by Mr. McCuen and second by Mr. Rutt with all in favor.

Old Business:

- A. PennDOT Wash Facility, 2105 Lincoln Highway East, #2017-08, Land Development Plan
Gerry Maragos of Gannett Fleming explained that the plan has an updated survey of the entire property. Mr. Maragos went back and addressed the comments pertaining to roadway and sidewalk improvements, saying they will not be done yet because they are PennDOT roads but PennDOT will be requesting a waiver. PennDOT has decided they do not want the Sewer Authority Engineer to review until the Land Development Plan is approved. Mr. Maragos added and there is one new sewer connection proposed. Mr. Maragos noted that the Director of Public Works provided specifications which have been put on the plans. Currently, there is a time extension until March 5, 2018, and PennDOT would address any further comments from David Miller/Associates.
Mr. Keylor read through the David Miller/Associates review letter dated February 9, 2018 and inquired if a Subdivision was being proposed to which Mr. Maragos responded no. Mr. Keylor asked if a preliminary waiver was requested. Mr. Maragos stated there were no real questions of David Miller/Associates letter but there will be a request for waiver of clear sight triangle. Mr. McCuen reminded Mr. Maragos PennDOT has been working on this project for months so crying that time is of the essence holds no water. Mr. McCuen noted that verbal requests should not be so and PennDOT and Mr. Maragos should go back with an updated plan to David Miller/Associates and get a review letter, then come back before the Planning Commission for recommendation. Mr. Siesholtz asked what specifically will be requested, waivers, deferrals, or modifications and added a reminder to submit as Land Development Plan with no indication of subdivision. Ms. Hitchens suggested the unease of the Planning Commission to move forward because David Miller/Associates has not reviewed the proposed requested waivers, deferrals, and modifications. Mr. Maragos added there is no real need to bring site up to date because PennDOT cannot meet the requirements of the ordinance. Mr. Keylor stated there is an ordinance that needs to be followed. Mr. McCuen mentioned a lot of times the items of SALDO are deferred or modified but there is input from the Township Engineer. Mr. Maragos will go back and request another extension before the Township Board of Supervisors. Mr. Maragos is unsure of PennDOT construction schedule but this is the first review to have all these issues. Mr. McCuen reminded Mr. Maragos this plan was submitted as a vague plan from the start with no survey so the

Township needed more information. Mr. Siesholtz stated that once an updated plan is submitted to David Miller/Associates there may be even more comments. Mr. Maragos said the construction plans with survey of area affected was shown and added they are not going to be able to provide open space or greenway on this property. Mr. Siesholtz explained PennDOT is developing a site, it is all part of the project and subject to the Subdivision and Land Development Ordinance. Mr. Keylor continued there is a rule book to follow from the start and it hasn't been. Mr. Maragos asked how to handle the open space. Mr. Keylor suggested to request a waiver with justification or propose a fee based on calculation and take that to the Board of Supervisors after the Planning Commission makes a recommendation to the Board of Supervisors. Mr. Maragos said he will attempt to get another time extension and will hope to sit down with the Township Engineer. PennDOT will have to agree with these comments and understand the Township goes by the ordinance. Mr. Keylor reviewed the Lancaster County Planning Commission review letter dated July 10, 2017 to which Mr. Maragos explained there is no issue to comply.

On a motion by Mr. Keylor, a second by Mr. Ranck, with all voting in favor that the East Lampeter Township Planning Commission recommend tabling action, if a time extension is not provided it is recommended to deny due to lack of completion. However, if a time extension is provided, it is recommended to submit all requests for waivers, deferrals, modifications and work with Township Engineer to clean up remaining issues of letter.

- B. Paradise Concrete Solutions, 2771 Lincoln Highway East, #2017-20, Land Development Plan. Mr. Tom Matteson of Diehm & Sons explained the project for Mr. Levi Stoltzfus of a 24,500 square foot new building, closure of all existing access and creation of a new access at the farthest west side of the property. The first floor would be used for retail, storage, contracting service, as well as training. The second floor would be utilized for office space. There is a Highway Occupancy Permit in process. Plans are under review at HRG; both wells will be brought in as a single system. LCCD recently granted an NPDES permit. Mr. Matteson stated that curb/sidewalk will be placed along the frontage with an exception to the west side of the driveway which is approximately 4.5 feet and adjacent to a preserved farm. Mr. Keylor read the Lancaster County Planning Commission review letter dated January 23, 2018, comment #3 does not violate the ordinance, and comment #4 has been addressed. Mr. Keylor went through waivers, modifications, and deferrals. Mr. Matteson submitted a verbal request of sidewalk on west side of driveway entrance. Mr. Siesholtz asked if **D&M** discussed maintenance of four bays to which Mr. Matteson responded, "yes." The Lancaster County Planning Commission letter states higher square footage but they counted the second floor square footage.

On a motion by Mr. Siesholtz, with a second by Mr. McCuen with all voting in favor the East Lampeter Township Planning Commission recommends conditional approval based on the David Miller/Associates review letter dated February 7, 2018 and Lancaster County Planning Commission review letter dated January 23, 2018 minus comments numbered 3 & 4. The East Lampeter Township Planning Commission recommends waivers as noted in David Miller/Associates review letter dated February 7, 2018, and modifications and the verbal request of sidewalk waiver on the western side of the proposed driveway. The Planning Commission recommended to Mr. Matteson to work with Board of Supervisors on an open space fee, and to comply with HRG review of February 6, 2018.

New Business:

- A. Samuel F. and Rachel S. Stoltzfus, 91 North Soudersburg Road, Deferral of Land Development Plan, Mr. Matteson provided a brief description of the deferral request by Samuel and Rachel Stoltzfus in that all of the subdivision will be completed in Leacock Township. Mr. Ranck read the East Lampeter Township staff review letter dated February 2, 2018 stating an easement tied to floodplain location should be the condition of approval.

On a motion by Mr. Rutt, with a second by Mr. Siesholtz with all voting in favor the East Lampeter Township Planning Commission recommended the deferral of land development/subdivision and sewage planning to Leacock Township.

Briefing Items:

- A. Devon Creek Conditional Use, Ms. Hitchens briefly described the proposal to provide a community well system rather than water from Lancaster City.
- B. Rezoning Request for 2151 Lincoln Highway East and surrounding properties, Ms. Hitchens briefly noted the application to rezone from R-3 to C-2 for one entire property and a portion of another, adjacent to the C-2 zone.

Other Business:

- A. LUAB –no meeting was held in February due to lack of agenda
- B. Mr. Keylor thanked the Board of Supervisors for hosting the forecast meeting. It helps for all boards and volunteers to know what has happened and what is potentially happening in the upcoming year.

Announcements:

- A. None at this time

Adjournment:

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