

## Planning Commission Meeting Minutes

March 13, 2018

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

Gwen Newell, Lancaster County Planning, Jamie Jun, John Fruedenthal, and John Moran

### Minutes:

- A. The minutes of the February 13, 2018 meeting were approved as written on a motion by Mr. Ranck and second by Mr. Rutt with all in favor. Please note that there was a date missing on the second page.

### Old Business:

- A. 5 Strasburg Pike Car Wash #2015-22 Land Development Plan: Jamie Jun, Esq. presented revised land development plan of a proposed car wash; the revised land development provides for a decreased size of car wash building and retaining wall. The prior building was "L"-shaped, now it is a rectangular building. After reviewing the David Miller/Associates letter dated March 12, 2018, the only issue that the applicant had was with the park/recreation open space. There is no new Lancaster County Planning Commission review letter at this time per East Lampeter Township staff. Ms. Newell requested of Ms. Jun provide Lancaster County Planning Commission with equitable owner change of information which is needed prior to recording the final plan. Mr. Siesholtz reminded Ms. Jun of the need to resubmit with the correct revision dates on the plans to David Miller/Associates. Mr. Siesholtz made a motion that the Planning Commission recommends conditional approval of the revised land development plan subject to the David Miller/Associates letter of March 12, 2018 and any further comments from David Miller/Associates prior to Board of Supervisor action. Any remaining Lancaster County Planning Commission comments must be addressed and notification must be provided to Lancaster County Planning Commission of equitable owner and project name.

There was a modification to the motion prior to second by Mr. Rutt, the motion was modified to indicate that the plan must meet the David Miller/Associates letter of March 12, 2018 and any further requirements prior to recording not prior to action by the Board of Supervisors. The primary concern being that the technical plan revision of date of plan be corrected. All Planning Commission members present voted in favor of the revised motion.

### New Business:

- A. High Properties 1820 Olde Homestead Lane #2018-03 Waiver of Land Development. Ms. Hitchens explained this project is a connection of two properties through approximately 1,400 square foot macadam access. Prior to recording, access easement and maintenance agreement will be required. The applicant wanted to be sure and cover all of their bases by submitting a Waiver of Land Development. The East Lampeter Township Planning Commission feels there is no need for

a Waiver of Land Development thus they approve on a motion by Mr. Rutt, second by Mr. Ranck with all voting in favor.

- B. Rezoning Request for 2151 Lincoln Highway East and surrounding properties. Ms. Newell explained this plan goes to Lancaster County Planning Commission on Monday, March 26, 2018. LIMC says this will go commercial. There should be protection with screening what remains of the residential lots behind the proposed rezoning request. Mr. Siesholtz asked if any action was needed or required for landscaping. As the request is specific to rezoning, it was explained the issue could be addressed by the Zoning Hearing Board and brought to the Board of Supervisors' attention, but the Planning Commission would not need to act. With a motion from Mr. Siesholtz and a second by Mr. Ranck, all voting in favor to approve the zoning from R-3 to C-2 for properties associated with the redevelopment of 2151 Lincoln Highway East noting the East Lampeter Township Planning Commission has concerns and requests the Board of Supervisors consider the need to ensure the residential area to the north be protected from any commercial development on the property with screening of some nature.
- C. Grant Letter Approval-On a motion by Mr. Keylor, a second by Mr. Ranck and all voting in favor to forward the acknowledgement of the application for grant funds through the Pennsylvania Department of Transportation Multi-Modal funds program. Mr. Keylor noted that the Planning Commission forwards such letter with encouragement and support.

Briefing Items:

- A. Devon Creek Conditional use-Hearing date to be determined after receipt of further information from applicant

Other Business:

- A. LUAB –no meeting was held in March due to lack of agenda

Announcements:

- A. None at this time

Adjournment:

On a motion by Mr. McCuen, a second by Mr. Rutt and a unanimous vote, the meeting was adjourned at 8:40pm. The next Planning Commission meeting will be held on Tuesday, April 10, 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