

Planning Commission Meeting Minutes

May 8, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, May 8, 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, Mr. Dan McCuen and Mr. Roger Rutt. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer.

Public present:

Brent Detter, David Miller Associates

Randy Hess, Hess Home Builders

Minutes:

- A. The minutes of the March 13, 2018 meeting were approved as written on a motion by Mr. Rutt and second by Mr. Ranck with all in favor. Please note that there was no meeting held in April, thus there were no minutes to be approved.

Old Business:

- A. Devon Creek Conditional Use project has been withdrawn by the applicant.

New Business:

- A. Lap Ridge North Expansion #2018-07 Subdivision and Land Development Plan
Mr. Brent Detter of David Miller Associates and Mr. Randy Hess of Hess Home Builders were present to represent the plan. Mr. Detter explained that 1.4 acres of the property would be transferred to the agricultural property of the Esh's and would continue to be used for farming. This area is located within the floodplain and is adjacent to the creek. The remaining lands will be subdivided into 9 residential lots with continuation of slant curb and sidewalk on both side of the roadway. Mr. Detter also noted that the applicant will be verbally requesting a modification of 504.A and 505.A as the applicant wishes to provide a fee in lieu of curb and sidewalk along Eastbrook Road to the north of the project as previously discussed with both the Planning Commission and Board of Supervisors in December 2017. Mr. Hess noted that he would be seeking a fee in lieu for park and rec space as well and will propose such to the Board of Supervisors. Mr. Detter noted that all other comments could be addresses.
Mr. Keylor noted that the Township had not yet received the Lancaster County Planning Commission review and that the Board of Supervisors would not take action until that is received. Mr. McCuen noted that he didn't agree with the sidewalk return of approximately 40 feet on the north side of the intersection as it goes to nowhere and that section should be placed when the remainder is placed with a future bridge replacement.

On a motion by Mr. Siesholtz and a second by Mr. McCuen, with all members voting in favor, the Planning Commission recommended conditional approval of the subdivision and land development plan including the waiver of preliminary plan and modifications for fee in lieu of curb and sidewalk based on the Becker Engineering review letter dated May 4, 2018 and any review received from Lancaster County Planning Commission.

As an aside, Mr. Siesholtz noted that the modification request and the stormwater management modification requests will need to be received by the Township in writing prior to going before the Board of Supervisors. It is also in the applicant's best interest to provide the calculation to the Township staff for the park/rec space fee in lieu of prior to the Board of Supervisors meeting as well.

Briefing Items:

- A. None at this time

Other Business:

- A. LUAB –no meeting was held in April or May due to lack of agenda

Announcements:

- A. Mr. Siesholtz announced that the Park and Rec Plan will have another survey and that the Choral Concert at the School will be used as a venue to have people take the survey and become interested in the project.

Adjournment:

On a motion by Mr. McCuen, a second by Mr. Rutt and a unanimous vote, the meeting was adjourned at 8:04pm. The next Planning Commission meeting will be held on Tuesday, June 12, 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