

Planning Commission Meeting Minutes

July 10, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, July 10, 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, Zoning Officer, and Alecia Hair, staff.

Public present:

Dave Bitner, RGS Associates
Erick Mountz, Traffic Planning Design
Brent Brubaker, Sheetz
Joyce Gerhart, RGS Associates
Kevin Witmier, Impact Engineering

Minutes:

The minutes of the June 12, 2018 meeting were approved as written on a motion by Mr. Ranck and second by Mr. Rutt with all in favor.

Old Business:

New Business:

- 1. Sheetz Greenfield**, 518 Greenfield Road, #2018-11 Land Development Plan. Mr. Dave Bitner described the proposed plan is for Fulton Bank and Sheetz with 6 fueling stations. The site is located in the City of Lancaster and at the East Lampeter Township line. The sanitary sewer lines are within the East Lampeter Sewer Authority district and stormwater connect to East Lampeter Township's system. Currently, have conditional approval from the City of Lancaster. Focusing on the primary item of traffic, Mr. Mountz of Traffic Planning Design (TPD) introduced his work on the project and working with Pennsylvania Department of Transportation (PADOT) for the past two years. There are currently two existing accesses along Greenfield one of which will be closed, the access closest to the light. Left turn in and Left turn out would be restricted at evening peak hour of 4:30-5:30. Plan to insert a raised median on Hempstead Road to prevent left turns. Sheetz has agreed to the one hour restricted Left turn and two improvements: widen along McDonald's frontage for a Right turn onto Route 30. Mr. Mountz explained that after the traffic signals are coordinated, Sheetz will fund the post-construction analysis and traffic count to bring timing conformance to date (last time it was done was when Lowe's went in).

Mr. Bitner said the storm, sewer, signal, and on Greenfield Road belong to the Township. RGS agreed they will be able to comply with David Miller Associates letter dated July 5, 2018. Mr. Siesholtz asked when the traffic counts were done as the area is already backed up trying to get onto 30 or into Costco. Mr. Mountz responded they started in the Fall of 2015 and finished in the summer of 2017. TPD specifically held off doing counts until PA College of Health Sciences opened. Mr. Keylor added a great deal of thought and good work has been put forth for these improvements and appreciate this greatly and Sheetz' work on this project. Mr. Keylor

then asked how high the mountable curb would be when people drive over it. Mr. Mountz explained it is just high enough that the average person shouldn't drive over it, approximately 1 foot high in the middle. Mr. Mountz also said a concrete pad will be installed and designated as a bus stop on site along Greenfield Road. Mr. Siesholtz expressed concern for the residents to the East of the property suggesting heavy landscaping should be provided for headlights and the lights from the canopy. These matters need to be considered as Sheetz is known for their bright lights and the site being next to dwellings in East Lampeter Township. Mr. Mountz explained the residence next to the property sit about 4-5 feet higher in grade than Sheetz, but landscaping is proposed in the plan and City of Lancaster's Night Skies requirements will be followed.

On a motion by Mr. Siesholtz and a second by Mr. Rutt, with all members present voting in favor, the Planning Commission recommended conditional approval of the land development plan based on the DMA review letter dated July 5, 2018, the City of Lancaster letter dated June 21, 2018, the LCPC review letter dated February 13, 2018 and that the improvements of a right turn lane be provided along the frontage of the McDonald's and that Sheetz provide a fee determined by the ELT Transportation Engineer for a post construction timing analysis and that vegetative screening be provided to block headlights and lighting of the property to the residences to the north/east.

- 2. Covered Bridge Marketplace**, 2395 Covered Bridge Drive, #2018-14, Waiver of Land Development & Stormwater Management Plan. Ms. Joyce Gerhart of RGS Associates described the proposal of Amish Farm & House, asking for a Waiver of Land Development for two accessory buildings. The first is south of an existing buggy parking station where a shed would be placed for Chicken BBQ food vendor. The other accessory building would be a pre-fabricated shed for a restroom as currently visitors out on the farm need to go to the house where the new location would be more for convenient. The Stormwater calculations were submitted in May 2018 and there are no issues with the David Miller Associates review letter date July 1, 2018 with a note the plans should be filed as a Stormwater management Plan. David Miller Associates recommends the waiver be granted and Ms. Gerhart said they have no issues with the stormwater comments. Mr. Keylor asked if there were any outstanding issues with the stream to which Ms. Hitchens explained there are no longer issues. The Department of Environmental Protection issued their final notice that all is compliant. The stormwater management plan will be recorded.

On a motion by Mr. Rutt and second by Mr. Ranck, with all members present voting in favor, the Planning Commission recommended conditional approval of the waiver of land development with the submission of a stormwater management plan, subject to the conditions within the DMA review letter dated July 1, 2018.

- 3. Carriage Machine**, 250 Maple Avenue, #2018-15, Revised Land Development Plan. Mr. Witmier of Impact Engineering explained the original SALDO project was approved in May of 2017, however, construction was not built according to the recorded plan, thus coming in with a revised Land Development Plan. Mr. Witmier added an MOU was submitted to the Lancaster County Planning Commission and currently waiting on word. Mr. Witmier stated there are no issues to comply with all comments from the David Miller Associates review letter dated July 5, 2018. Ms. Hitchens gave kudos to Impact Engineering for putting the plan together in one day. Impact Engineering found new two story building which was not on the original plan.

On a motion by Mr. Siesholtz and second by Mr. Rutt, with all members present voting in favor, the Planning Commission recommended conditional approval of the revised Land Development Plan per the David Miller/Associates review letter dated July 5, 2018 and Lancaster County Planning Commission review and to grant the waiver request dated July 10, 2018.

4. Commonwealth Financing Authority Funding Letter of Support. Ms. Hitchens explained the letter is for the improvements along Route 30 as part of the Route 30 streetscape plan.

On a motion by Mr. Keylor and second by Mr. Ranck, with all members present voting in favor to move forward with signing the letter.

Briefing Items:

1. **Destiny Builders, 2151 Lincoln Highway East, #2018-16.** Ms. Hitchens explained Destiny Builders was in previously for rezoning and will be in next with just the hotel lot and coming in at a later date with the retail lot. The project has run into issues with PADOT in that they will not allow left turns into or out of the retail site. The AVID hotel is still proposed. There is proposed a bike/pedestrian path on Harvest Road per the Route 30 streetscape plan. Destiny Builders will be going before the Zoning Hearing Board regarding the needed retaining wall along Route 30. The Planning Commission will see this in August. Mr. Siesholtz expressed his concerned pertaining to the look of the retaining wall and the invitation of graffiti. He suggested lighting might deter graffiti artists or unwanted activity at the site.

Other Business:

1. LUAB –no meeting was held in July due to lack of agenda

Announcements:

1. None at this time

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Rutt and a unanimous vote, the meeting was adjourned at 8:30pm. The next Planning Commission meeting will be held on Tuesday, August 14, 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