

Planning Commission Meeting Minutes

August 14, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, August 14, 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.

Public Present:

Dave Bitner, RGS Associates

Minutes:

The minutes of the July 10, 2018 meeting were approved with the following revisions a) page 2 number is off on the items; b) the next meeting should have read August 14, 2018 on a motion by Mr. Rutt and second by Mr. McCuen with all in favor.

Old Business:

None at this time.

New Business:

#2018-16 Destiny Builders, 2151 Lincoln Highway East, Lot Consolidation and Land Development Plan.

Mr. Dave Bitner, P.E. of RGS Associates was present to represent the plan. Mr. Bitner noted that this is currently the site of the Knight's Inn and a single-family residential dwelling along Harvest Drive. All buildings currently on the site would be razed and a new 90 room hotel would be constructed with associated parking, loading, and stormwater facilities. In addition, there would be a lot consolidation plan associated with the land development as there are currently five parcels which would become one. Two access points are proposed both along Harvest Drive and the removal of the access along Route 30. Mr. Keylor read through portions of the review letter from David Miller Associates dated August 14, 2018. Mr. McCuen noted that he disagreed with the intent of installing the pedestrian/bike path to the north of the northmost proposed egress along Harvest Road. Mr. McCuen stated that he believed that a deferral should be afforded to the applicant for this portion of the pedestrian/bike path along Harvest Road. Ms. Hitchens stated that the pedestrian/bike path is called for in the Route 30 Streetscape Plan and that the applicant is showing on their plans what is called for within that planning document that the Township adopted.

Ms. Hitchens noted that the applicant was continuing to work with Township staff on the turning radius at the intersection of Route 30 and Harvest Drive as the mountable curb is mounted frequently and is breaking apart quickly. There is the possibility to pull the curb along the applicant's property in to reduce this situation. Mr. Bitner indicated that the applicant was willing to continue working with the Township on this and is running turning templates to further this effort. Mr. Keylor read the review letter from Lancaster County Planning Commission dated July 24, 2018 and inquired if there were any issues with the comments. Mr. Bitner noted there were none and that the applicant is willing to install a bike rack if found necessary. Mr. Rutt questioned the wall along Route 30 and Mr. Bitner noted it would be much like the one found in front of Golden Corral, where the face would be down rather than showing along Route 30 for majority of the wall. There will be a small section that will show along Route 30. Mr. McCuen questioned the landscaping that would be used along the residential properties to the north along Harvest Drive. Mr. Bitner noted that shrubs will be placed there that reach a height of 6 to 8 feet at full growth.

On a motion by Mr. McCuen, a second by Mr. Rutt, and will all members present voting in favor, the East Lampeter Township Planning Commission recommend conditional approval of the lot consolidation plan and land development plan based on the review letter dated July 24, 2018 from Lancaster County Planning Commission and the review letter dated August 14, 2018 from the East Lampeter Township Engineer, David Miller Associates with the exception that the northern portion of the pedestrian/bike path be deferred until a later date and that sidewalk not be required on this northern portion as well at this time subject to a deferral agreement with the applicant.

Briefing Items:

#2018-17 Stephen Esh Lot Add-on Plan Lynwood Road and Railroad Avenue – Ms. Hitchens went through the proposed lot add-on plan noting that this will need to go to the Lancaster County Planning Commission for review as well thus this may not be before the PC until October for action. The plan is not one lot add-on but a number of lot add-ons.

Other Business:

LUAB –Ms. Hitchens distributed the LUAB packet to the attendees. Mr. McCuen noted that in the future he would appreciate just a brief synopsis of the actions of LUAB rather than the entire packet as it seems to be a waste of paper and resources.

Announcements:

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 8:25pm. The next Planning Commission meeting will be held on Tuesday, September 11, 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