

## Planning Commission Meeting Minutes

September 11, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, September 11, 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. Roger Rutt, and Mr. Randy Ranck. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer.

### Public Present:

Jason Wolfe of CS Davidson; Reilly Noetzel, Esq. of Barley Snyder; Amelia Obioma, Steve Fisher, Judith Cassel, Esq of Hawke, McKeon, Sinscak

### Minutes:

The minutes of the August 14, 2018 meeting were approved as written on a motion by Rutt and second by Siesholtz with all voting in favor.

### Old Business:

None at this time.

### New Business:

#### **#2018-18 Anil and Jyostna Jivani 2622 LHE Waiver of Land Development and Stormwater**

**Management-** Judith Cassel, Esq. of Hawke, McKeon, Sniscak LLP was present to represent the request for the Jivani's. Ms. Cassel noted that the applicant wishes to place a 96 square foot prefabricated shed on the property over existing impervious surface. Mr. Keylor questioned if the materials to be stored are flammable. Ms. Cassel stated that diesel additives will be stored in the shed in gallon or two gallon containers and there are curbs around the shed area, further the shed will be lined with a containment material much like an internal dike. Mr. Siesholtz questioned if there are bollards planned or needed. Ms. Cassel stated that there is not a need for bollards and the site is open 24/7 thus someone is always on the site and these are not expensive products that are being stored so there is little concern for theft. On a motion by Mr. Siesholtz and a second by Mr. Rutt, with all present voting in favor, the Planning Commission recommended approval of the waiver of land development and stormwater management conditioned on the Township Staff review dated September 10, 2018.

**Agritourism Presentation-**Mr. Reilly Noetzel, Esq. of Barley Snyder, Amelia Obioma, and Steve Fisher were present to educate the Planning Commission on Glamping. Mr. Noetzel stated that a few weeks ago the three met with Township Staff about a potential zoning text change for East Lampeter Township. Mr. Noetzel indicated that Ms.Obioma would like to have the use of glamping on a portion of the Fisher property at 757 Hartman Station Road on a seasonal basis with tents, sewer, water and farm to table dining. Glamping is glamorous camping and it has been in the news and an application has been developed for it: TENTERR, which functions like Airbnb. TENTERR provides structures for use on a property for glamping. Lancaster is prime for this use and LCPC has provided a starting point with agritourism guidelines and draft zoning language. Mr. Noetzel stated that there would be overnight

accommodations with dinner by an on-site chef and the furniture within the tents would be locally crafted and available for sale, enhancing the aspects of the Lancaster area.

Mr. Noetzel stated that Ms. Obioma and Mr. Fisher would have a partnership that would allow Ms. Obioma to place six tents on the property of 1.5 acres. Opportunities would be available for on farm activities. Mr. Noetzel stated that this is such a niche area and not many uses would fall under agritourism. Mr. Noetzel indicated that the importance of agricultural zoning district of East Lampeter Township is recognized and believe that this potential use is consistent with the comprehensive plans of the Township. Mr. Keylor state that if this were done properly, then it could benefit both tourism and agriculture within the Township. Ms. Obioma stated that glamping has a large range in how it can be done and she wants to get ahead of the curve for Lancaster County. Mr. Siesholtz stated that glamping may be a new word but it's been around for years and the State Park system is an example of such with the cabins and yurts that they rent on a seasonal basis. Mr. Siesholtz indicated that he believed this to be a neat idea and could be a very educational opportunity for guests that stay. Ms. Hitchens noted that the agritourism guidelines that Lancaster County Planning Commission produced are a great starting point and the model ordinance is also a great starting point, however the needs within East Lampeter Township may not be those of other areas within the County. Mr. Ranck stated that he too believed this was a great idea and that East Lampeter Township should be getting on the ball with this. Mr. Rutt indicated that this idea is interesting and that it takes a certain type of individual to do this however the details about lot size and such needs to be worked out sufficiently. Mr. Rutt also questioned if an inventory of properties that could be used could be completed to determine how many parcels this could affect. Mr. Keylor went through the concerns: protection of the Township, protection of Ms. Obioma's investment, protection of agricultural uses and farmers and this could be accomplished with cooperation with the Township staff. Mr. Keylor stated that the general consensus is positive with proper thought behind the draft of an ordinance amendment in the proper location and conditions.

On a motion by Mr. Keylor and second by Mr. Siesholtz, with all present voting in favor, the Planning Commission recommended that Ms. Obioma, with her consultants move forward with working with Township staff to develop a zoning text amendment that fits East Lampeter Township.

#### Briefing Items:

**#2018-19 Hobson Townhouses 2081 LHE Land Development Plan**-Jason Wolfe of C S Davidson was present to represent the proposed land development plan. Mr. Wolfe noted that the plan calls for a private road from the culvert on Hobson through the access drive of the townhouse development. Mr. Keylor questioned how far the site is from Oakview Road. Mr. Wolfe stated it is approximately 800 feet. Mr. Wolfe stated that garages and driveways are proposed for each unit and a total of 24 units are proposed. Mr. Wolfe also noted that the riparian buffer area will be planted with appropriate plantings. Mr. Keylor stated that he would sooner see 24 units on this acreage than on agricultural lands. Mr. Ranck questioned where recreation will be so that kids could play outside and the site seems tight. Mr. Wolfe stated that he agreed it was tight and there is not much area for kids to play outside. Mr. Keylor noted that the applicant would have to meet the ordinance for park and open space requirements. Mr. Keylor questioned if a one-way access driveway was considered for the site. Mr. Wolfe stated that a one-way access driveway was a first consideration but the applicant wanted two way travel. Mr. Siesholtz stated that a school bus turning template should be shown on the land development plans. Mr. Keylor thanked Mr. Wolfe for the briefing on the proposed land development and that it was good to see infill and higher densities where services are available. Mr. Siesholtz suggested that the applicant

start talking with neighbors that are going to be affected by the plan so that they are aware and less likely to be adversarial at a public meeting.

Other Business:

LUAB – September meeting was cancelled

Announcement:

Mr. Siesholtz stated the Park and Rec Plan was moving forward, although at a slower rate than he had anticipated due to staff changes at the consultant.

Adjournment:

On a motion by Mr. Ranck, a second by Mr. Rutt and a unanimous vote, the meeting was adjourned at 8:45pm. The next Planning Commission meeting will be held on Tuesday, October 9, 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