

Planning Commission Meeting Minutes

October 9, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, October 9, 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, Mr. Randy Ranck, and Mr. Dan McCuen. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer.

Public Present:

Andy Miller, Rettew Associates
Henry Trabal, Ames Reese
Rick Valverde, Ames Reese

Minutes:

The minutes of the September 11, 2018 meeting were approved with changes per Mr. Siesholtz on a motion by Mr. Rutt and second by Siesholtz with all voting in favor.

Old Business:

None at this time.

New Business:

#2018-09 Ames Reese 2575 Old Philadelphia Pike LHE Waiver of Land Development and Stormwater Management- Mr. Andy Miller of Rettew Associates was present to represent the applicant. Mr. Henry Trabal and Mr. Rick Valverde were present representing Ames Reese. Mr. Miller noted the applicant was before the zoning hearing board all requests before them were approved by that board. The applicant is awaiting further comments from David Miller Associates regarding stormwater and the NPDES permit should be received in a short period of time. The existing facility would be converted to a warehouse/shipping facility. Mr. Henry Trabal explained future phases will be constructed with the ability to hire people with skills. Ames Reese is developing their own workforce with assistance of HACC and Millersville University. Mr. McCuen questioned floodplain, stormwater and easements issues. Ms. Hitchens noted that the floodplain issues were all dealt with at the Zoning Hearing Board and that the Township Engineer would address stormwater and easement issues with a new review letter. Mr. Siesholtz suggested a sign for noting the rain garden could be very education for passersby's. Ms. Hitchens noted that any recommendation should be subject to David Miller Associates letters dated September 7, 2018 and October 9, 2018 and LCPC letter dated June 26, 2018 and the applicant should provide written request for deferrals of SALDO Section 505.C for waiver of sidewalks around parking be added prior to going before the Board of Supervisors. Mr. Siesholtz suggested deferrals be noted on the plan or provided in an exhibit with the deferral agreement. Mr. Rutt asked how much parking is available and how many are required to which Mr. Miller stated 40 spaces are required but there are 115 parking spaces available which be needed when operating at full capacity as there is an overlap in shifts.

On a motion by Mr. Siesholtz, a second by Mr. McCuen and all voting in favor, the Planning Commission recommended conditional approval based on the David Miller Associates letters dated September 7, 2018 and October 9, 2018 and the Lancaster County Planning Commission letter dated June 26, 2018 all of which have been addressed. Waiver requests will become deferrals for most per David Miller

Associates letter dated October 9, 2018 including the waiver of preliminary plan and scale, waiver of curb interior and sidewalk around parking. The applicant will prepare an exhibit identifying ultimate right of way and request for sidewalk and curb improvement for deferral. Rain garden signage could be included if agreed upon between Ames Reese and the Township.

Mr. Keylor thanked Ames Reese for their confidence in the Township and for their support of Township efforts.

Briefing Items:

#2018-22 Lancaster Host-EXPO Center Parking-2300 Lincoln Highway East, Land Development Plan: Ms. Hitchens reviewed the stormwater, parking, access drive, and pedestrian pathway that is proposed on the land development plan for the Lancaster Host.

Other Business:

LUAB – September meeting was cancelled

Announcement:

None at this time.

Adjournment:

On a motion by Mr. Rutt, a second by Mr. Ranck and a unanimous vote, the meeting was adjourned at 8:56pm. The next Planning Commission meeting will be held on Tuesday, November 13, 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