

Planning Commission Meeting Minutes

November 13, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, November 13, 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. Dan McCuen. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer and David Sinopoli, Assistant Zoning Officer.

Public Present:

Steve Gergley, Harbor Engineering
Kevin Witmier, Impact Engineering
Kalpesh Vakil, Lancaster HOST
Amrutun Vakil, Lancaster HOST
Ifraan Butt, Lancaster HOST
Justin Smucker, Traveler's Rest

Minutes:

The minutes of the October 9, 2018 meeting were approved as written on a motion by Mr. McCuen and a second by Mr. Rutt with all voting in favor.

Old Business:

None at this time.

New Business:

a. #2018-17 Stephen Esh Lot Add-On Plan 238 Railroad Avenue

Mr. Kevin Witmier of Impact Engineering presented the plan for lot add-on at 238 Railroad Avenue. The parent tract is 57 acres, bisected by Lynwood Road; the annexation parcel of 15,000 square feet to small residential lot of 43,617 square feet parcel. Lot #4 was eliminated from the plan. Shared access agreement and maintenance for roadway of Railroad Avenue and sewer. Mr. Keylor went through the David Miller/Associates review letter dated October 14, 2018. Mr. Witmier noted that the applicant is awaiting placement of lot monuments on the site. Mr. Keylor read the Lancaster County Planning Commission letter dated October 110, 2018. Mr. Siesholtz asked if additional Right-of-way should be shown on plans to which Mr. Witmier stated there were no issues with adding them.

On a motion by Mr. Siesholtz and a second by Mr. McCuen with all voting in favor the East Lampeter Township Planning Commission recommended conditional approval of the lot add on plan based on the October 14, 2018 review letter from David Miller Associates, the October 10, 2018 review letter from Lancaster County Planning Commission, and a deferral agreement for sidewalk, curb, and cartway widening with an appropriate agreement.

b. #2018-22 Lancaster Host Expo Center Parking Land Development Plan 2300 Lincoln Highway East

Mr. Steve Gergley of Harbor Engineering presented the plan for Lancaster HOST and explained that the connection to Tanger via access and the extension of the multi-modal pathway is proposed with this plan. Stormwater Management is currently planned to be an underground

stone facilities due to geological testing resulting and ground water issues. Mr. Gergley noted that he is working on the revisions to the stormwater after a meeting with Township staff and will make a subsequent submission prior to seeking approval before the Board of Supervisors. It was indicated that bollard and chain, much like is in front of the Country Inn and Suites along Route 30 will separate the multi-use pathway from the access drive. Mr. Gergley noted that there is one issue that does need to be addressed within the DMA review letter, the connection to the Longhorn/Tru property. This is a concern with the flag, Wyndam Hotels. There is a possibility it could be added in the future and a pedestrian easement may not be out of the question at this point in time, but a vehicular one is not looked upon favorably.

Mr. Siesholtz asked if there was a possibility to put new islands in the older parking areas to tie the new and old together and make them look nicer. Mr. Keylor read the David Miller Associates review letter dated November 11, 2018. Mr. Keylor noted that the original land development for the Longhorn/Tru was the Four points project and the access was required because there were conventions at the HOST that required the fire police to direct traffic prior to their being a traffic light at the entrance of the HOST. Mr. Siesholtz was positive that with Mr. Vakil's investments in the property thus far it was a guarantee that the site will be seen again for land development in the near future and the issue of the connection to the Tru could be raised again. Mr. Keylor read the Lancaster County Planning Commission review letter dated October 23, 2018. Mr. McCuen added any beautification along Route 30 is encourage. Mr. Siesholtz also added that a pedestrian access should be considered in future to Tur/Longhorn site.

On a motion by Mr. Siesholtz and a second by Mr. Rutt with all voting in favor the East Lampeter Township Planning Commission recommended conditional approval of the land development plan based on the November 13, 2018 review letter from David Miller Associates, except for comment number 4 because the current conditions along Route 30 have changed and this should be considered with a future improvement to the site; the October 23, 2018 review letter from Lancaster County Planning Commission, except for comment number 1 because not an issue and these are considered safe for both pedestrians and bicyclists; and a deferral of curb, sidewalk, and cartway widening along Rockvale Road with an appropriate agreement.

c. #2018-24 D & E Properties with Country Acres Campground Lot Add-on Plan 2975 Lincoln Highway East

Mr. Steve Gergely of Harbor Engineering represented the plan with Justin Smucker of Traveler's Rest. The site is the former Sisko property, the intent of the lot add on is to provide a 25 foot strip along access drive and 40 foot strip along south/north property line of the former Sisko property to Country Acres Campground. Two access points along Route 30 on the former Sisko property would be removed completely and there would be installation of curb and sidewalk to make the connection between Pine Hill Trailers and the improvements at the intersection of Leven Road and Route 30. Mr. Gergley went through the David Miller/Associates review letter dated October 24, 2018. Mr. Keylor suggested to add a note about providing a planting strip between Country Acres & Pine Hill Trailers. Mr. McCuen would encourage fencing or trees along access drive to block permanent residents view of the current grass area that may be used as trailer storage in the future.

On a motion by Mr. McCuen and a second by Mr. Rutt with all voting in favor the East Lampeter Township Planning Commission recommended conditional approval of the lot add on based on David Miller/Associates review letter dated October 24, 2018, the Lancaster County Planning Commission draft letter dated November 5, 2018, landscaping or screening being installed along

the eastern property line, and that a crosswalk marking be provided across the access drive on Leven Road to the former Sisko property.

- d. Sidewalk Gap Analysis-Presentation by Angel Perez-Irizarry, Intern from Millersville University. Mr. Irizarry described the research and analytical processes he went through to determine where properties were that had received either a waiver or deferral of sidewalk or curb construction within East Lampeter Township since 1958.

Briefing Items:

#2018-26 High Associates Building 24 Lot Add-on and Land Development Plan Old Homestead Road: Ms. Hitchens noted that an office building is proposed to be constructed of approximately 31,000 square feet. There is proposed a bus stop at the frontage of the building and sidewalk and connections to the walking path that abounds the Greenfield Business area.

Other Business:

LUAB was cancelled due to lack of agenda.

Announcements:

Mr. Keylor wishes to thank Mr. Randy Ranck for his service to the Planning Commission and East Lampeter Township.

Adjournment:

On a motion by Mr. Rutt, a second by Mr. Siesholtz and all voting in favor, the meeting was adjourned at 9:54 pm. The next Planning Commission meeting will be held on Tuesday, December 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