

Planning Commission Meeting Minutes

December 11, 2018

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, December 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, Mr. Dan McCuen and introducing new Planning Commissioner, Mr. Dan Przywara. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer.

Public Present:

Joyce Gerhart, RGS Associates
Mike Lorelli, High Associates
Ken Hornbeck, High Associates

Minutes:

The minutes of the November 13, 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. **#2018-26: Building 24** Ms. Joyce Gerhart presented the plan for a new 31,500 square foot office building. Reconfiguration of lot lines are needed. Mr. Keylor referred to the David Miller/Associates Review Letter dated 11/9/18 and asked the applicant if there are any issues with Zoning or SALDO comment to which Ms. Gerhart responded no. She added there will be a macadam sidewalk along frontage to bus stop. Mr. Hornbeck explained the trail system wraps around the entire pond area. Mr. Siesholtz asked if it one bus for whole route? Mr. Lorelli confirmed, yes there is one bus for the whole route. Ms. Gerhart stated the applicant is requesting a deferral of sidewalk along Lot #2 frontage and requesting a waiver for the area along Olde Homestead Road. Mr. Hornbeck stated he would not agree with comment #31 with no further development but would agree with Tara's comment that Sheetz intersection improvements must be completed. Mr. Lorelli explained January 2020 is the projected completion of the new building. Ms. Gerhart stated Stormwater comment #22 that the ponds already exist and are managed by High and are not affected by this plan. Mr. Rutt suggested potential for ponds to be affected with developments of Lot #2. Ms. Gerhart stated a note could be provided on the plan that High will continue to maintain ponds as they currently do with High providing Operation & Maintenance Agreements for ponds. Ms. Gerhart also added a verbal modification for Lot 2 sidewalks as a deferral and a verbal waiver of sidewalks on Lot 2 because they already have trail system.

Mr. Przywara asked how far along Olde Homestead in Lot 2 and if it would be anticipated to connect them in the future to which Ms. Gerhart responded three hundred (300) feet. And Mr. Lorelli confirmed the applicant would look for connectivity. Mr. McCuen inquired if there would be any elimination of bus stops to which Mr. Lorelli answered no.

Lancaster County Planning Commission Review Letter dated November 27, 2018: Item number 1 was taken care of by David Miller/Associates comment number 20. Item number 2 suggesting to possibly conceal with extra landscaping. Item number 3 will be considered. Item number 4 was also taken care of by David Miller/Associates comment #29. Item number 5 about converting to perennials and reclaim water. Item number 6 was taken care of by David Miller/Associates comment #18. There were no comments from the general public.

Mr. Lorelli stated this building would represent about 2% of workforce in Greenfield area. Mr. Hornbeck added, should Sheetz intersection improvements not move forward, High will demonstrate ways to mitigate the issue.

On a motion by Mr. Siesholtz and a second by Mr. McCuen with all voting in favor recommended conditional approval based on David Miller/Associates letter dated 11-9-18 with exception of SALDO #31 with alternative to an agreement; no intention of tying hands on other projects for #31. 11-27-18 Lancaster County Planning Commission letter which David Miller/Associates review has taken into account numbers 1, 4, and 6 and High considering numbers 2, 3 5 for adding a bike rack and to do a lighting plan and landscaping around trash. Modifications were verbally requested and others formally requested by letter. SWM #26 based on discussion, ponds not affected and thus no easement needed at this time but a note would be added to the plan that an Operation & Maintenance Agreement would continue by High. High will provide the Operation & Maintenance Agreement to East Lampeter Township for ponds.

Mr. Lorelli stated the use is not 24/7, reputable user coming back to Greenfield.

Briefing Items:

- a. #2018-28 Lot Add-on Plan for John D. & Fannie L. Fisher, 73 South Ronks Road, Ronks, PA 17572.

Other Business:

- a. LUAB was cancelled due to lack of agenda.
- b. Planning Commission Duties and Responsibilities and by-laws. Ms. Hitchens noted that there were bylaws adopted in the 1950's but that a revisit to them was warranted. Further, Ms. Hitchens went through the duties and responsibilities of the planning commission members. Ms. Hitchens requested that the members of the Planning Commission review the duties, responsibilities, and proposed bylaws and discuss at the January meeting.

Announcements:

- a. Forecast Meeting to be held Saturday, February 2, 2019 at 7:30am in the Lafayette Fire Company
- b. Recognition of former Planning Commissioner, Randy Ranck, at the December 17, 2018 Board of Supervisors meeting.

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, January 8, 2019 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