

Planning Commission Meeting Minutes

January 8, 2019

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, January 8, 2019 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 Mr. Dan Przywara. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer and David Sinopoli, Assistant Zoning Officer.

Public Present:

Ron Hershey, Hershey Surveying
Rick Stammel, Cartoon Network Hotel
Justin Nye, Dutch Wonderland
Mark McPhail
Larson McPhail

Mr. Keylor, as the senior member of the Planning Commission, opened the floor for nominations for reorganization of the Planning Commission for 2019.

Reorganization of the Planning Commission:

- a. Nominations for Chairman of the Planning Commission were opened, on a motion by Mr. Siesholtz, second by Mr. McCuen, Mr. John Keylor was nominated as Chairman. With no other nominations, the nominations were closed on a motion by Mr. Rutt and second by Mr. Przywara.
- b. Nominations for Vice Chairman of the Planning Commission were opened, on a motion by Mr. McCuen, second by Mr. Rutt, Mr. Darrel Siesholtz was nominated as Vice Chairman. With no other nominations, the nominations were closed on a motion by Mr. Rutt and second by Mr. McCuen.
- c. Nominations for Secretary of the Planning Commission were opened, on a motion by Mr. McCuen, second by Mr. Przywara, Mr. Roger Rutt was nominated as Secretary. With no other nominations, the nominations were closed on a motion by Mr. Siesholtz and second by Mr. McCuen.
- d. With all nominations closed, the slate of nominees for the Officers of East Lampeter Township 2019 Planning Commission were approved on a motion by Mr. McCuen, and a second by Mr. Przywara with all voting in favor.

Minutes:

The minutes of the December 11, 2018 meeting were approved as written on a motion by Mr. Przywara and a second by Mr. Rutt with all voting in favor.

Old Business:

- a. None at this time.

New Business:

- a. **#2018-28: Lot Add-On Plan for John D. & Fannie L. Fisher, 73 South Ronks Road, Ronks, PA 17572** Mr. Ron Hershey of Hershey Surveying presented the lot add-on plan of 16,459 square feet. Mr. Hershey reviewed the David Miller/Associates letter dated December 27, 2018 and will address withdrawals of waivers/modifications with a letter to the Township. Deferral of road improvements and curb and sidewalk were requested verbally and will follow with a letter. Mr. Hershey also explained he communicated with Charlie Thomas of East Lampeter Township Public Works Department there is no sewer module necessary. Mr. Keylor reviewed the Lancaster County Planning Commission letter dated December 18, 2018 having no issues with the plan. Mr. Siesholtz asked if the Planning Commission needed to acknowledge setback into building to which Ms. Hitchens explained it is a pre-existing nonconforming lot and the lot add on area does not result in this nonconformity.

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 based on David Miller/Associates letter dated December 27, 2018 and the Lancaster County Planning Commission Review letter dated December 18, 2018.

- b. **Conditional Use Application: Cartoon Network Signage, 2285 Lincoln Highway East, Lancaster, PA 17602** Mr. Rick Stammel and Mr. Justin Nye represented Dutch Wonderland. Mr. Stammel explained the project to be the first Cartoon Network Hotel in the world at the former Continental Hotel on Lincoln Highway. There is no hotel like this one in the Northeast United States of America. The reason for conditional use is to address signage. Jake is dog that stretches from "Adventure Time" and his figure will stand 29' tall with Finn seated next to him at the top of the portico. There will be a backlit sign, "CN" and also BMO from "Adventure Time" that will serve as an enter sign. Cartoon characters on front of building will be 2D images of vinyl coating on steel background and each will stand 20' tall staying at roof line with LED lighting along the edges of each sign.

Mr. Stammel discussed the large freestanding sign along Route 30 stating they intend to use the sign as is but change out the graphics, for example, they will be using the bottom section of the sign to premiere cartoons. Mr. Rutt asked what material Finn and Jake will be made of, to which Mr. Stammel indicated they would be sculpted Styrofoam and an acrylic coating. Mr. McCuen inquired if a child or teenage would be able to climb the dog and if there was a way to provide landscaping to discourage such activity. Mr. McCuen also encouraged more attractive signage at frontage. Mr. Rutt wants people to stop and drive to properties, this project will be a big improvement.

Mr. McCuen added other places have attractive signs and it doesn't hurt their businesses, and he feels the sign is not attractive at the roadway. Mr. Przywara added the site is an entertainment destination and he was okay with the proposal rather than

the way it looked as the Continental Hotel. Really though, characters seem part of architectural design and not signs.

Mr. Siesholtz asked if lighting at business sign would remain the same.

Mr. Sinopoli reminded the Commissioners all businesses along Route 30 have followed the sign ordinance but this would not meet the current ordinance. Mr. Rutt sees the characters more as an architectural design and not signs.

Mr. Sinopoli added the building signs under the sign ordinance would not be permitted to extend beyond the roof line without a parapet wall.

Mr. McCuen expressed concern over the highway sign, he does not really have any concern about building signs but believes that the sign along the roadway frontage is not helping the corridor with simply changing out the panels along Route 30. Mr. Siesholtz asked if the freestanding business sign be changed along Route 30 to a reduced size by some percentage. Mr. McCuen agreed he could work with 80 square foot sign for freestanding sign along Route 30. Mr. Stammel said the La Fleur sign would be removed. Mr. McCuen stated that people are coming to this and Dutch Wonderland and believes a huge sign is not needed to bring them in to their location. Mr. Przywara stated he was okay with the building signs but opportunity to reduce sign along Route 30 should be considered. Mr. Stammel stated if it is an option, could take a look at reducing freestanding sign because there's a lot of air space in that sign. Mr. Siesholtz suggested reduce freestanding sign by some percentage.

On a motion by Mr. Rutt, conditional approval was recommended as presented to which there was no second and the motion died.

The applicant and East Lampeter Township staff work hard at appropriate road frontage signs. Respect gateway of East Lampeter Township, character of corridor plan, and reduce light pollution of signs. Questions on the motion:

Mr. McCuen-not recommending reduce sign along Route 30

Mr. Siesholtz-also no changes to building signs

Mr. McCuen-no problem with building signage.

Mr. Siesholtz-would you consider that we are okay with building signs because architectural rather than signage.

Mr. McCuen-objection is that road signage be 80 square feet and allow building signage.

On a motion by Mr. McCuen, a second by Mr. Przywara with all voting in favor to approve conditional use for building signage and road frontage sign be reduced to 80 square feet.

Questions:

Rutt-according to what David said, that will not eliminate other entities from coming in.

McCuen-CN is sign, dog and friend and cartoon characters are architectural

Stammel-would it help to eliminate CN sign

McCuen-roadway sign should be reduced.

Siesholtz-since conditional use, would you (Dan McCuen) consider a number in between what they have and 80 square feet.

McCuen-have a lot of air in sign but counted as part of sign cut out middle with all cartoon characters and air space. Keep top part of CN and lower part with the care bears slide.

McCuen modified the motion to reduce sign to height of 20 feet and signage area under 200 square feet and remove other sign (La fleur restaurant)

- c. **2018 Annual Report** was reviewed by Ms. Hitchens. On a motion to by Mr. McCuen and second by Mr. Siesholtz the 2018 Annual Report of the East Lampeter Township Planning Commission shall be forwarded to the Board of Supervisors.

Briefing Items:

- a. None at this time.

Other Business:

- a. LUAB was cancelled for January 2019. Mr. Sinopoli announced the foundation of LUAB, Ms. Paula Jackson will be retiring.
- b. Planning Commission Duties and Responsibilities and by-laws. Ms. Hitchens requested that the members of the Planning Commission provide comments on the proposed bylaws prior to the February meeting.
- c. Suggestions to put into the newsletter to educate residents as far as what Planning Commission and the Zoning Hearing Board does for the Township, what the SALDO process is, the comp plan, and future land use-what could it be.
- d. Ethical considerations for Planning Commission members

Announcements:

- a. Forecast Meeting to be held Saturday, February 2, 2019 at 7:30am at the Lafayette Fire Company. Breakfast will be served. Mr. Keylor inquired if Ms. Gwen Newell should be invited to attend the meeting.
- b. Conditional Use Hearing for Cartoon Network Hotel Signage will be February 11, 2019 with the time to be determined.

Adjournment:

On a motion by Mr. Siesholtz and a second by Mr. Przywara with all voting in favor, the meeting was adjourned at 9:55 pm. The next Planning Commission meeting will be held on Tuesday, February 12, 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

