

Planning Commission Meeting Minutes

February 12, 2019

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, February 12, 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. Dan McCuen, and Mr. Dan Przywara. Mr. Roger Rutt was not in attendance. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer and David Sinopoli, Assistant Zoning Officer.

Public Present:

Mark Stanley, McNees, Wallace, Nurick
Justin Nye, Dutch Wonderland
Mark Kurowski, K&W Engineering
Phyllis Flesher, CV School District

Westley Enterline, Marotta and Main
Architects
Ken Johnson, CV School District

Minutes:

The minutes of the January 8, 2019 meeting were approved as written on a motion by Mr. Przywara and a second by Mr. Siesholtz with all voting in favor.

Old Business:

- a. **Conditional Use Application: Cartoon Network Signage, 2285 Lincoln Highway East, Lancaster, PA 17602** Change of application for signage. Mark Stanley of McNees, Wallace, & Nurick and Justin Nye of Dutch Wonderland were present to represent the application. Mr. Stanley opened the presentation explaining the proposed free-standing sign along Route 30 reflects a sign reduction in both height and sign area down to two-hundred (200) square feet from over 560 square feet and lowered to a maximum of twenty (20) feet high (1st page of handout). The other sign along Route 30 is the restaurant sign (2nd page of handout) which currently stands at fourteen (14) feet tall and is approximately 36 square feet in area. Proposed is a monument sign to be 4 foot 8 inches tall within the same island that the existing sign is placed. Mr. Stanley noted that local travelers typically want to get through this stretch of roadway as quick as possible but those travelers that are not familiar could overshoot the entrance given that the entrance is not associated with the free-standing business sign along the frontage of the property. U.S. Sign council document chart indicates that signs should be larger with different factors such as speed and number of lanes. Chart states you need 10 seconds to focus and react. The applicant will ask that one additional monument sign be allowed and added the reduction in total sign area along Route 30 overall. Mr. McCuen asked what the allowed height permitted for a free-standing sign is within the district? 20 feet; What's allowed area? 80'; Directional sign what if not having the existing business sign and just have the monument sign at the entrance for cartoon network.

Mr. McCuen-Another person would have to do 80 square feet so why should they get 230 square feet?

Mr. Stanley stated Dutch Wonderland has worked closely with Township on Route 30 streetscape improvements and has come back to the Planning Commission with a significantly reduced free standing sign as the Planning Commission has requested. The entrance sign is truly a safety issue for the traveling public.

Mr. Przywara stated that from what was proposed last time, the free-standing sign is a huge change. He in fact has made this turn and it's difficult to understand why the need for the monument sign would be necessary something really for directional/safety purposes.

McCuen said he did not know why a monument sign could not be used for both advertising and directional.

Mr. Keylor added that the driveway is not centered on the hotel and thus would be misleading because it previously served the hotel, campground and Dutch Wonderland at a point in the past.

Mr. Stanley stated he believed the monument sign is necessary for the safety of the motorists along Route 30.

Mr. Keylor inquired if the sign interferes with clear sight triangle to which Mr. Stanley responded no, a stop condition existing at the driveway entrance and this would simply replace the existing restaurant sign

Mr. Siesholtz asked how far back is the existing sign to which Mr. Nye responded at least 10 feet.

Mr. Siesholtz asked if the driveway only serves hotel now and Mr. Stanley confirmed, yes, the driveway only serves the hotel.

Mr. Siesholtz asked what type of sign this is considered per the Ordinance. Mr. Sinopoli explained it is an incidental sign with parameters of 4 square feet, 6 feet high allowances; Mr. Sinopoli added street numbers should be put on incidental and business signs. Mr. Stanley stated it can be added to both.

On a motion by Mr. Przywara and second by Mr. Siesholtz with all voting in favor, the Planning Commission recommended conditional approval of the proposed 20-foot x 18-foot business freestanding sign, removal of the existing restaurant/entrance and replace with monument 7'6" x 4' 8" as a modification of what was previously recommended for approval by the Planning Commission at the January 2019 meeting. The condition that the Planning Commission placed on the applicant is that the address of the property be placed on both the free-standing and monument signs for emergency providers and motorists.

Mr. McCuen shared his appreciation of the applicant working with Township on reducing the free-standing sign area and height but noted that there is a lot of signage on building and canopy and believe there is a lot of liability on the company for the stretchy dog. Mr. Keylor pointed out that the Planning Commission looking at sizes, not liability.

Ms. Hitchens noted that the conditional use hearing will be held Monday, February 25, 2019 at 6:00pm in Public Meeting Room located at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602.

New Business:

- a. None at this time

Briefing Items:

a. **#2019-04 Conestoga Valley School District Land Development Plan for Proposed Middle School Building**

Marc Kurowski of K&W presented the proposed middle school located to the south of the existing High School. Mr. Kurowski explained the existing conditions on sheet 4 and then the lot consolidation on sheet 2. Mr. Kurowski moved forward to the proposed improvements found on sheet 16 and noted that the existing middle school would become an elementary school in a few years. The proposed middle school is 155,000 square feet of new building with the east side of the building for bus drop off and west side of the building for parent drop off. Mr. Kurowski noted that there would be 1,664 parking spaces total on campus, about 100 more than required. There will be two new drives within campus to get to Middle School, each drive with 2-way traffic. The second connector drive at existing Middle School will assist with bus/parent drop off/pick up. Mr. Kurowski pointed out the proposed pedestrian pathway throughout campus and service drive around rear of proposed Middle School. Emergency access connection with farm lane to Mount Sidney Road would have gated knox box for emergency responders should the need arise.

Mr. Przywara asked if the two fields on west side will be removed for access drive to which Mr. Johnson stated they will be predominately used for practices but may be reconfigured or synthetic field may be used.

Mr. Kurowski noted that there will be water quality projects proposed on the site due to the karst geology and history of the site having sink holes. The sanitary sewer will be pumped from the middle school to discharge into Mount Sidney Road main with this being the only building going in that direction as the other buildings on the property discharge into Horseshoe Road main. The potable water on-site will be a new well which will assist in providing a redundancy in the systems on the property should a pump fail at any point in time.

Mr. McCuen inquired if the Middle School can hold raw sewage so that the City does not discharge into river when they overflow?

Mr. Siesholtz referred to the West side access and if it will affect the baseball field. Mr. Siesholtz suggested adding landscaping to help with screen to avoid interference with games being played. Mr. Siesholtz inquired to the location of the JV Baseball field. Mr. Johnson explained the JV baseball field is east of proposed access drive.

Mr. McCuen stated there is a Stormwater Management problem that goes across Horseshoe Road to Jarvis Road has always been a problem. Mr. McCuen noted they are adding more impervious and suggested they look at this closely. Mr. Kurowski and Ms. Hitchens explained they have taken the entire drainage areas into consideration and that the 4 synthetic field and redirected to lower/southern basin that West of proposed Middle School.

Mr. Siesholtz suggested to consider if ADA parking should be added on the north side of the Middle School parking area for the stadium; he asked if there will be a rear access done at the stadium. Mr. Kurowski responded it would be worth looking at because it may be more appealing. Mr. McCuen asked if the pedestrian path is paved and Mr. Kurowski said they are still looking at material options and maintenance.

Mr. Siesholtz inquired if Smoketown Elementary will be moved to the existing Middle School and noted that there are a number of athletic fields at that elementary that should be considered for future use by the school district. Ms. Flesher explained that the School Board has not made a decision on the disposition of the Smoketown Elementary building. Mr. Siesholtz stated the school district is part of the recreation plan so it could have an effect on the plan. Mr. McCuen suggested to sell just the building if the fields at Smoketown are on a separate lot. Ms. Flesher responded that it seems some other school entity could utilize the Smoketown building and grounds as they are currently.

Mr. McCuen questioned if there will be any incorporation of renewable energy sources which could be a great example to the kids in the design of the building. Mr. Enterline stated that across the board the site and building are energy efficient but have not yet looked at specific sources; they have started working with PP&L on rebate possibilities, and LED lighting will be used throughout. Mr. Keylor expressed appreciation for the presentation and thanked presenters for their time. Mr. Keylor added the Planning Commission looks forward to working through the process.

Other Business:

- a. LUAB was cancelled for February 2019. Mr. Keylor shared appreciation for the support.
- b. Comments and/or questions on bylaws of Planning Commission: Mr. Siesholtz suggested the East Lampeter Township Planning Commission look at the bylaws with specifics of the Sub-division and Land Development Ordinance. Mr. Siesholtz also pointed to Quorum 3.4, asking if the majority means all members or only majority of those present at the meeting. Mr. McCuen inquired about the removal of member and whether they should remove while in office and be on an annual basis. Mr. Siesholtz referred to the wording on Page 5, "if the shall request in writing" something wrong there.

Announcements:

- a. None at this time

Adjournment:

On a motion by Mr. Siesholtz and a second by Mr. McCuen with all voting in favor, the meeting was adjourned at 9:05 pm. The next Planning Commission meeting will be held on Tuesday, March 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