

Planning Commission Meeting Minutes

May 14, 2019

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, May 14, 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:

Bruce Walton, Ambleside Apartments

Todd Vaughn, David Miller/Associates representing Ambleside Apartments

John Pogue, Land Vision representing Welsh Stone

Minutes:

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

Old Business:

- a. Zoning Text Amendment-tabled until after new business completed

New Business:

- a. **Ambleside Apartments SALDO #2019-09 at 2071 Old Philadelphia Pike, Lancaster, PA 17602** Todd Vaughn of David Miller Associates and Bruce Walton of Walton/Sherman were present to represent the land development plan. Mr. Vaughn noted that the survey was updated and that four tracts are to be combined into one deed with the recordation of the plan. Looking to put 2 infill residential units and 4 parking spaces on the property between the two single family dwellings that exist with the use of the existing internal driveway connections. The current SWM facility on the north side of the property is capable of handling the minor changes in stormwater that are caused by this development. The LCPC review letter dated May 13, 2019 and Becker Engineering Review letter dated May 10, 2019 were discussed and the applicant indicated that they can work with Becker and Township staff to clean up comment letters regarding filing as Final DLP, and plan scale-following prior plans. Mr. Vaughn does not see any issues coming to compliance with stormwater. Mr. McCuen asked what the front façade would be to which Mr. Walton explained they will be facing Old Philadelphia Pike and will be fronts of units with access and parking to the rear of the proposed building. Mr. Siesholtz asked if the two single family dwellings are on the property and to be combined? Mr. Walton stated the two dwellings are currently on the property and will be incorporated in the deed. Mr. Keylor addressed item 5h regarding traffic signage to which Mr. Walton agreed he will shape up traffic control signs. Mr. Keylor asked if the

new driveway was next to the garage. Mr. Vaughn stated the driveway is being widened, if they push it, keeping impervious down, widening 24 feet. Mr. Walton added he will look at changing grade at drive area east of garage and Mr. Vaughn made note to take a look at the grading. Mr. Siesholtz addressed landscaping to which Mr. Vaughn stated he will see what needs to be done, if anything.

On a motion by Mr. Siesholtz and a second by Mr. Rutt with all voting in favor recommended conditional approval with modifications requested and conditional approval of the land development plan and lot consolidation based on Becker Engineering letter dated May 10, 2019 and the Lancaster County Planning Commission DRAFT Review letter dated May 13, 2019.

b. Welsh Stone SALDO #2019-10 at 3056 Lincoln Highway East, Paradise, PA 17562

Mr. John Pogue of Land Vision representing Merv Esh and Welsh Stone explained the request for a deferral to Leacock Township for land planning. The portion of the property within East Lampeter is a wooded area that will stay a wooded area. The business is located on the south side of Lincoln Highway East with an existing Commercial building in Leacock Township. Almost the entire site is within the floodplain, specifically East Lampeter Township portion. No development is proposed in East Lampeter Township, trees will stay trees. Welsh Stone is a retail/wholesale of landscape stone, mostly flagstone on pallets; storage and existing building would be replaced. Leacock Township has approved use in in floodplain through zoning hearing board; approval from FEMA, NPDES, DEP and Leacock Township is reviewing for Stormwater currently. The property is zoned Agricultural in East Lampeter Township. Leacock Township and Lancaster County Planning Commission requires sign off from East Lampeter Township. Mr. McCuen asked if the building was located in the floodplain to which Mr. Pogue responded the building would be one foot above the 100 year floodplain. Mr. McCuen stated the building should not be in the floodplain at all. Mr. Pogue explained FEMA allows buildings within the floodplain after going through the various steps and processes which was a requirement for Leacock Township to allow the use. Welsh Stone has also obtained required approval through the Leacock Township Zoning Hearing Board. Mr. Siesholtz inquired as to what stormwater was proposed for the site to which Mr. Pogue stated there will be infiltration under the gravel area where stone is to be stored on the site.

On a motion by Mr. McCuen and a second by Mr. Pryzwara with all in favor, the East Lampeter Township Planning Commission recommended conditional deferral for approval to Leacock Township with the condition the East Lampeter Township Engineer review the stormwater management plan and provide comments to be addressed to the satisfaction of the Township Engineer.

Briefing Items:

- a. None at this time.

Other Business:

- a. LUAB was cancelled for May 2019 due to lack of quorum.

Old Business:

- a. Returning to text amendments; There was a brief discussion of items that were covered for the benefit of Mr. Siesholtz who was out of the country during the prior planning commission meeting.
On a motion by Mr. Rutt and a second by Mr. McCuen with all voting in favor the memo from staff dated April 8, 2019, the Planning Commission acknowledges this is a much improved document that is required to be a living document and may require further changes in the future.

Announcements:

- a. East Lampeter Township Stormwater Intern, Angel Perez has moved on in order to further his career in Maryland.
- b. East Lampeter Township Stormwater Coordinator, Charity Quinn, has resigned and has taken a position with Land Studies.
- c. East Lampeter Township Stormwater Technician, Alex Wasilewski, is continuing to work and be a shared employee with West Lampeter Township.

Adjournment:

On a motion by Mr. McCuen and a second by Mr. Siesholtz with all voting in favor, the meeting was adjourned at 8:34 pm. The next Planning Commission meeting will be held on Tuesday, June 11, 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