

Planning Commission Meeting Minutes

July 9, 2019

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, July 9, 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. 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:

Caroline Hoffer, Esq.

Charles Worsham, Tanger Outlets

Minutes:

The minutes of the May 14, 2019 meeting were approved as written on a motion by Mr. Rutt and a second by Mr. McCuen with all voting in favor.

Old Business:

- a. None at this time

New Business:

a. Conditional Use Modification Application of Tanger Outlets to allow restaurants.

Charles Worsham of Tanger Outlets represented by Caroline Hoffer, Esq. were present to discuss the application and the prior conditional uses for Tanger. In 2015, Tanger submitted a conditional use application for a regional impact for the expansion of the center by 126,000 square feet. In 2016, Tanger submitted a modification request to allow cafes as long as the parking ratio/standards were met and that the total square footage would be limited to 10% of the expansion area. Later in 2016, the Township changed the parking ratio for shopping centers with the adoption of an updated zoning ordinance. The new parking ratio for shopping centers is 3.5 parking spaces per 1,000 square feet in the 2016 zoning ordinance. Mr. Worsham indicated that this is a generally accepted retail industry standard throughout the country. Ms. Hoffer noted that Tanger is not proposing to change the number of parking space, nor the square footage of the shopping center. Patrons come and stay longer and want to have a place to eat and then continue their shopping at the center. Mr. Worsham stated that when the event of August 2018 occurred with the depression within the parking area there were initial thoughts that a parking issue would arise. Tanger went through the process of setting up a shuttle service between Tanger and Dutch Wonderland. However, there were no users of the shuttle service and there hasn't been an issue with parking needs on the site during this whole year that the parking area has been collapsed. Mr. Rutt questioned how many spaces the event affected, Mr. Worsham noted it was approximately 225.

Mr. Keylor interjected that what is being proposed cuts down on traffic on Millstream Road and Route 30 because patrons can stay longer and eat at the site rather than leave the site and congest the roadways and come back to the site. Mr. Keylor noted that he believed that the new parking standard for shopping centers should be applied to Tanger. Mr. Rutt agreed stating that there would be less impact on the roadways and help everyone.

Mr. Przywara inquired if there have been any interests to date. Mr. Worsham stated that a few smaller restaurants have expressed interest to date.

On a motion by Mr. McCuen and a second by Mr. Rutt with all voting in favor recommended conditional approval of the modification of the conditional use based on the information provided by the applicant.

Mr. Worsham expressed his utmost thanks to the Township, Township Staff and local fire departments and wanted to extend his compliments to the Township Staff for all of their assistance with the various issues at the site.

Mr. Keylor noted that the Township appreciates the continued cooperation of Tanger as well.

Mr. Rutt informed Mr. Worsham that the local fire departments are fully volunteer and if there is any ability to influence any donation to the local fire departments, that would be appreciated.

b. Smart Growth Transportation Grant Application for a multi-use trail from Strasburg Road to South Oakview Road and then north along the west side of South Oakview Road to Route 30.

On a motion by Mr. Keylor and a second by Mr. Przywara with all voting in favor, the East Lampeter Township Planning Commission recommended that the Board of Supervisors authorize the submission of the application for the Smart Growth Transportation Application.

Briefing Items:

- a. None at this time.

Other Business:

- a. LUAB was cancelled for June and July 2019 due to lack of quorum and lack of agenda. Mr. Sinopoli questioned whether or not LUAB was still a viable functioning group given the lack of agendas and the lack of quorums when there is an agenda item over the last two years. Mr. McCuen stated that he can see how these meetings may not be needed or necessary 90% of the time but there may be a time when it is needed. Tara indicated that this is really a decision of LIMC to determine if LUAB remains a viable and necessary board. Mr. McCuen questioned if the meetings could be held every 6 months, Mr. Keylor noted that this may not meet required state timelines for review.

The Planning Commission recommended that the LIMC representative for East Lampeter Township be informed of the inactivity and lack of participation of LUAB members for meetings. In addition, requesting that LIMC consider whether or not LUAB continues to have a viable function. The Planning Commission continues to support a regional approach of planning concepts and policies but also wants to ensure that efficient and effective time is spent by Township staff. Ms. Hitchens is to draft a letter to the East Lampeter Township LIMC representative for Mr. Keylor to sign.

- b. Mr. Przywara questioned if it was possible to put in a mini teaching session of what's allowed in a zoning district with an image of a small area of the Township that relates. Ms. Hitchens noted that this is possible but that it just isn't the most critical task at the moment. Mr. McCuen stated that he wants East Lampeter to be more proactive in planning and to educate the public on planning issues because we aren't being proactive. Ms. Hitchens noted that this is incorrect and went through the Route 30 Streetscape Plan, Route 340 initiative, Bridgeport planning process, park and recreation planning process, stormwater planning process and other more minor proactive actions that East Lampeter Township has completed or has in progress. Ms. Hitchens continued with the overarching tasks that both Mr. Sinopoli and she have at the Township to provide an idea of the workload of staff and why planning education of residents is not a critical task at the moment. Mr. Przywara suggested that the Township consider a position for a public relations intern to assist in educational matters of the Township through one of the local colleges/universities. Mr. McCuen stated this would be a good idea to get people involved early on in the planning stages. Mr. Rutt noted that a great challenge for Township staff is having any time at all to vision for the Township and that sometimes interns take up more time than staff can really a lot to them for the services that are rendered. Mr. McCuen would like Township staff to look at getting an intern. Ms. Hitchens noted that four interns have been through the Township under her direction over the last five years. Mr. Przywara stated that it is really a marketing or public relations intern that is needed to whom you give a goal and have them figure out a way to achieve that goal.
- c. Mr. Przywara questioned accessory apartments in the revised zoning ordinance and Ms. Hitchens provided that two are permitted above a non-residential use in some districts and that one is permitted on the same lot as a single-family dwelling in some districts as a way to provide for a variety of housing options within the Township at varying levels of affordability.
Mr. McCuen stated that East Lampeter Township needs to consider apartments above businesses in the business park zoning district and that East Lampeter Township needs to start thinking ahead and incorporate these types of thoughts into the zoning ordinance before they are truly needed in the Township. Mr. McCuen stated that he would like to see more flexible zoning districts in the Township that could shift with market shifts. Mr. Keylor noted that the mixed-use district does just that. Mr. McCuen indicated that East Lampeter Township is losing young people and we should be keeping them here. Mr. McCuen feels that we are missing the boat on keeping young people in

our community and we need to zone for that. Ms. Hitchens stated that this is not an issue just for East Lampeter Township but for many areas throughout Pennsylvania. In fact, this was a major discussion of Richard Florida of Carnegie Mellon University twenty years ago when Ms. Hitchens resided in Pittsburgh.

Announcements:

- a. Mr. Keylor shared the obituary of Fred Daum noting that he was an active citizen of East Lampeter Township that provided an opinion from which East Lampeter Township benefited.

Adjournment:

On a motion by Mr. McCuen and a second by Mr. Rutt with all voting in favor, the meeting was adjourned at 9:15 pm. The next Planning Commission meeting will be held on Tuesday, August 13, 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