

## Planning Commission Meeting Minutes

November 12, 2019

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, November 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. McCuen, Mr. Roger Rutt, and Mr. Dan Przywara. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer, Alecia Hair, Administrative Assistant.

### Public Present:

John Smucker of Bird-In-Hand Corporation

Ken Hornbeck of High Associates

John and Maureen Raezer of Thyme and Seasons

### Minutes:

The minutes of the October 8, 2019 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. **Subdivision Plan, Smucker Properties, 232 & 236 Maple Avenue** Mr. John Smucker of Bird-In-Hand Corporation was present to represent the subdivision plan. Mr. Smucker noted that the intent is to transfer a small parcel from the greenhouse parcel to the adjoining residential parcel. After which the property at 236 Maple Avenue would be sold to the current owner of 242 Maple Avenue. Mr. McCuen questioned the location of the well for the greenhouse lot and if that is within the parcel to be transferred that would be an issue given that the well location was not shown on the plan. Mr. Siesholtz questioned the shared access driveway for the two residential units and for the greenhouse. A shared access agreement and maintenance agreement will be needed for the properties. Mr. Smucker indicated that he was fine with meeting the SALDO comments in the October 16, 2019 David Miller Associates review letter. In addition, he would come into compliance with the zoning comments. Mr. Keylor read the waivers and modification section of the review letter. Mr. Smucker verbally requested the deferrals for cartway width, road improvements, sidewalks, and curbing and indicated that a revised request for deferrals would be submitted to the Township prior to the Board of Supervisors meeting. Mr. McCuen questioned if Mr. Smucker would be willing to adjust the property line slightly to encompass the block building. Mr. Smucker noted that he was not and would be willing to have an agreement between the properties as to whom has ownership and responsibility of the building which would carry through the deeds for both properties.

On a motion by Mr. Siesholtz and a second by Mr. Przywara, with the remainder of the Planning Commission voting in favor, the Planning Commission recommended conditional approval of the deferral of cartway width, road improvements, sidewalk, and curbing with a deferral agreement, recommended approval of the waivers of preliminary plan and scale, and recommended conditional approval of the subdivision subject to the David Miller review letter of October 16, 2019, the Draft review letter from LCPC dated November 4, 2019, any subsequent comments from LCPC, shared access easement and maintenance agreement for the driveways, agreement for the building that will be split between property lines to follow with the deeds of both properties, and a deferral agreement recorded with the plan. There were no public comments.

- b. **Waiver of Land Development, Thyme and Seasons, 62 Pitney Road** Mr. John Raezer and Mrs. Maureen Raezer were present to represent the request as owners of the property. Mrs. Raezer noted that the request letter indicates an additional 64 square foot shed which is no longer a request before the planning commission. Mr. Raezer stated that the 30 space parking area and a portion of the proposed deck area from a prior plan were not constructed however, the full stormwater facilities were installed on the property. The request is now for the roofed structure over the concrete patio, which is in place of a wood decking area and a 12 square foot stone outdoor fire place. The area is not within the floodplain and the additional 12 square feet of impervious is well accounted for in the stormwater facility that was constructed on the property as shown by the calculations. The request is simply for a waiver of land development to place a roof structure over the concrete patio which would have temporary sides when needed and the 12 square foot stone fire place.

On a motion by Mr. McCuen and a second by Mr. Rutt, with the remainder of the Planning Commission voting in favor, the Planning Commission recommended conditional approval of the waiver of land development with the condition being that the applicant submit a revised letter eliminating the 64 square foot shed. The Planning Commission noted that the stormwater associated with the 12 square foot stone fire place is accounted for in the stormwater facility constructed on the property given that the 30 space parking area and decking were not all constructed. Further, the project area is not within the floodplain.

Briefing Items:

- a. **Zook/Yoder/Esh Subdivision and Land Development Plan**  
Ms. Hitchens noted that the subdivision is into three lots with the continuation of the established roadway which has recently been approved as Ben Franklin Blvd. The lower lot would include an expansion of the manufactured home park with approximately 90 units. Mr. Ken Hornbeck confirmed it would be between 88-92 units. Mr. McCuen questioned if that was the maximum amount that could be within the BP zoning district. Ms. Hitchens noted this project would max out the total manufactured dwelling units within the BP district. Mr. McCuen questioned if there would be a continuation of the

trail system that is found within the Business Park. Mr. Hornbeck indicated that sidewalk that is proposed within the project area.

Other Business:

- a. LUAB was cancelled for November 2019 due to lack of quorum and lack of agenda.

Announcements:

- a. None at this time

Adjournment:

On a motion by Mr. Rutt, second by Mr. Przywara with all voting in favor, the meeting was adjourned at 8:33 pm. The next Planning Commission meeting is scheduled to be held on Tuesday December 10, 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