

## Planning Commission Meeting Minutes

January 14, 2020

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, January 14, 2020 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. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer, and Alecia Hair, Administrative Assistant.

### Public Present:

David Miller of Rettew Associates

Ken Hornbeck of High Associates

Mr. Keylor, as the senior member of the Planning Commission, opened the floor for nominations for reorganization of the Planning Commission for 2020.

### 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. Siesholtz and second by Mr. McCuen.
- b. Nominations for Vice Chairman of the Planning Commission were opened, on a motion by Mr. McCuen, second by Mr. Przywara, Mr. Darrel Siesholtz was nominated as Vice Chairman. With no other nominations, the nominations were closed on a motion by Mr. McCuen and second by Mr. Przywara.
- c. Nominations for Secretary of the Planning Commission were opened, on a motion by Mr. Przywara, second by Mr. Siesholtz, Mr. Roger Rutt was nominated as Secretary. With no other nominations, the nominations were closed on a motion by Mr. Przywara and second by Mr. Siesholtz.
- d. With all nominations closed, the slate of nominees for the Officers of East Lampeter Township 2020 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 10, 2019 meeting were approved as written on a motion by Mr. McCuen and a second by Mr. Siesholtz with all voting in favor.

### Old Business:

- a. None at this time.

New Business:

- a. **#2019-22: Subdivision and Land Development Plan for Zook/Yoder/Esh property located on the southeastern side of the intersection of Willow Road and Greenfield Road and bisected by Ben Franklin Boulevard.** Mr. David Miller of Rettew Associates and Mr. Ken Hornbeck of High Associates were present to represent the project. Mr. Miller noted that the project is within the bounds of Greenfield Road on the North, Willow Road on the west, and is bisected by the recently named Ben Franklin Boulevard, which was constructed a few years ago through a joint permit process that came before the Planning Commission and Board of Supervisors. Mr. Miller went on to describe each proposed lot with Lot 1 and Lot 5 having no proposed development at this time. Lot 2 would encompass the proposed expansion of the Eastwood Village Manufactured Home Park with approximately 92 units, Lot 6 is an existing detention facility, Lot 7 is to fix an issue that has split the OpSEC building in half, and Lots 3 and 4 are proposed industrial flex buildings with this plan.

For Lot 2 there would be one connection from the existing manufactured home park to the proposed expansion area with the removal of one unit in the existing park. These dwellings would be sold over a number of years, 5-10. Sewer will be installed along Ben Franklin Boulevard and water service will be available through that area as well as it was installed with the construction of the roadway to Willow Road. For lots 3 and 4 the proposed buildings are 220,000 square feet and 86,000 square feet in size and will be constructed to accommodate varying types of users with one potential tenant for the smaller of buildings currently. All truck traffic will be directed to Greenfield Road and away from Willow Road. Verbal request to defer sidewalks along Ben Franklin Boulevard along Lot 5 at this time and to defer roadway improvements (sidewalk, curb, and widening) along Willow Road and Greenfield Road, these will be requested in writing prior to moving forward to the Board of Supervisors. Mr. McCuen noted concern about releasing stormwater flows across Willow Road closer in proximity to Stauffer Run. Mr. Miller noted that the applicant and the Township zoning officer and engineer will work together to address any further stormwater and zoning issues. Mr. Keylor reviewed the Lancaster County Planning Commission letter dated 12/17/2019 and the remaining David Miller Associates review letter dated January 10, 2020. Mr. Hornbeck noted that he and Mr. Lorelli of High Associates met with the neighboring property owners along Willow Road to discuss any issues they may have. He indicated that he would provide that written list and how High will address the issues to the Township prior to moving forward to the Board of Supervisors. The issues were as follows:

1. Where they can, will do additional berming and landscaping buffer along the east and 100-150 feet along the west of Menninger's property.
2. Light and noise were a concern, High noted that they oriented the buildings in a way that all truck traffic would face to the other industrial building and not to the manufactured home park nor the residential properties along Willow Road.
3. Blasting may need to occur and is a concern for the residents

4. Truck traffic on Willow Road was a concern, signage will be placed along Ben Franklin Boulevard directing all trucks toward Greenfield Road.
5. Stormwater Management across Willow Road – problem is 18 inch pipe extension on north side and High is proposing 60 inch pipe on south side of Willow Road to handle the flows. High will not be addressing the pipe under Willow Road as that is a Township pipe.

Mr. Hornbeck noted that High Associates is working on a trail plan for the entire Greenfield Corporate Center and the Township should see that in the near future. Mr. Hornbeck also stated that South Central Transit Authority has been contacted about a bus shelter and stop at the smaller of the two industrial buildings.

On a motion by D. Siesholtz, with a second by D. McCuen, and all members present voting in favor, the Planning Commission recommended approval of the waiver of preliminary plan be granted on condition that all requirements of a preliminary plan be provided, waiver of plan scale, modification of sight triangles, modification of cartway width of private street, deferral of sidewalks and curbing and roadway improvements around Lots 1 and 5 on Willow and Greenfield Roads until such time as the Township determines necessary, modification of spillway, modification of swale side slope, deferral of sidewalks along Ben Franklin Boulevard (Lot 5) when determined if dedication to the Township is acceptable, modification of the length of the cul-de-sac for Road “D”, modification of horizontal curves for Lot 2, modification of the vertical curves, modification of vertical crown requirements, waiver of curbs within the residential area along private streets, and modification of sidewalks within the residential area along private streets. Further the Planning Commission recommends conditional approval of the subdivision and land development plan subject to the LCPC review letter dated December 17, 2019, where applicable upon conference with Township Staff, the David Miller Associates review letter dated January 10, 2020, and submitting the issues raised by Willow Road residents in a private meeting between the residents and High Associates. In addition, High Associates will indicate how those issues will be accommodated. It was noted that the Greenfield Corporate center is working on a trail plan which may encompass a portion of this area.

- b. 2019 Annual Report** Ms. Hitchens noted that the annual report would be available at the February meeting.

Briefing Items:

- a. None at this time.

Other Business:

- a. LUAB was cancelled for January 2020.

Announcements:

- a. Consider attending the January 20, 2020 Board of Supervisors meeting to hear more about the Greater Lancaster Heritage Pathway and the Walnut Street Extension

- b. Please RSVP for the annual Forecast meeting to be held on February 1, 2020 at 7:30 am at Witmer Fire Company.
- c. Reminder that each member is required to fill out the Ethical Commission forms for 2020

Adjournment:

On a motion by Mr. McCuen and a second by Mr. Przywara with all voting in favor, the meeting was adjourned at 9:30 pm. The next Planning Commission meeting will be held on Tuesday, February 11, 2020 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