

Planning Commission Meeting Minutes

February 11, 2020

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, February 11, 2020 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. Chairman Keylor called the meeting to order at 7:30 pm followed by the Pledge of Allegiance. Other Commissioners present were Mr. Darrel Siesholtz, Mr. Roger Rutt, Mr. Dan Przywara, and Mr. Dan McCuen. Also present was Tara A. Hitchens, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer, and Alecia Hair, Administrative Assistant.

Public Present:

Matt Ott of Modus Construction

Brent Good of ELA Group

Mark Stanley, Esq. of McNees, Wallace and Nurick

Chris Venarchick of RGS Associates

Minutes:

The minutes of the January 14, 2020 meeting were approved with changes provided by Mr. Darrel Siesholtz on a motion by Mr. Przywara and a second by Mr. Siesholtz with all voting in favor.

Old Business:

- a. None at this time.

New Business:

- a. **#2020-01: 2205/2217 Lincoln Highway East Conditional Use:** Mr. Brent Good of ELA Group and Mr. Matt Ott of Modus Construction were present to represent the project. At the January 23, 2020 Zoning Hearing Board, the project received approvals for two extended stay hotels and a variance for loading spaces. The Conditional Use Hearing is scheduled for Monday, February 24, 2020 at 6:00pm before the Board of Supervisors. Both hotels have indoor pools and other amenities including small business centers, meeting rooms, exercise areas, Hyatt House has small bar, outdoor patio. All amenities are guest only and are not open to the general public. Currently, this site is somewhat of a blighted property. Mr. Good noted that the proposed plan would maintain some of the trees along the stream to continue to “hold” the bank in place. The site is located in the C-3 Regional Commercial zoning district and totals 6.9 gross acres. Hyatt House is sixteen (16) feet above floodplain and thirty above base flow. The project would also include the Township’s streetscape requirements with a five-foot grass area and six feet of sidewalk along the frontage as well as closure of numerous entry points and provide for connections to both west and east neighboring parcels for vehicular access. There will be a right in and right out with left turn in allowed initially per PennDOT. There is a utility drive along the rear of Hyatt House. Landscaping will be further detailed in the land development plan. Parking requires 217 parking spaces and are proposing 225 spaces while planning on 12 employees between both hotels. There will be shields on lights to not go beyond property lines. The following are the seven items concerning Conditional Use Issues:
 1. Project would be consistent with comprehensive plan
 2. Will move forward with PennDOT HOP
 3. Water/Sewer letter
 4. EMS/FD/PD provided favorable letters

5. Hyatt House = 4 stores; Town Place
6. Compatible with existing surroundings.
7. Hotels professionally managed.

Mr. Good added that both of the hotels will be an asset and attribute to the Township and the David Miller Associates review letter dated February 11, 2020 notes nothing of major concern for the applicant.

Mr. McCuen expressed concern regarding the building being close to the floodplain and questioned the stormwater management plan of page 8 of the plan sheets that were submitted with the conditional use hearing. Mr. Good replied that the site is higher on the Lincoln Highway East side, and the main detention is underground storage. The Raingarden east of the Hyatt is meant to serve the Hyatt and portion of the parking lot. The outfall from the rain garden is a very deep manhole and seeps into the area west of rain garden. David Miller Associates made a comment about native plantings, and the applicant will definitely look at that moving forward.

Mr. McCuen asked if this is this the first time this has been done to which Mr. Good responded it is not, but maybe a first in East Lampeter Township; Mr. McCuen reiterated he is very concerned about what's going into Millcreek.

Ms. Hitchens reminded the Planning Commissioners that David Miller Associates hasn't completed a full engineering review because the Planning Commission is weighing in on the number of hotel rooms for the conditional use at this time, which is five (5) more than permitted by right. Mr. McCuen responded he is really concerned with Stormwater Management being so close to Millcreek to which Mr. Keylor reiterated they are going through Conditional Use because allowed 200 rooms and are at 205 rooms and land development review would take Mr. McCuen's concerns into account.

Mr. Siesholtz pointed out that to the west there is a residential use. Mr. Good said there are two residential dwellings, one would be removed as part of this plan and the other would be buffered with vegetative screening. Mr. Siesholtz also inquired about the connections to neighboring properties. Ms. Hitchens responded that yes, and Township staff requested such so that the applicant could potentially have access to traffic light intersections in the future at Sonic and at Millstream Road. Mr. Siesholtz noted there is a utility drive for the Hyatt and asked if there is one for Town place. Both Mr. Good and Ott responded there is only a utility drive for the Hyatt.

Mr. Przywara the inquired about the bar at Hyatt to which Mr. Ott stated the bar would be for guests only and not the general public.

Mr. Siesholtz questioned if they are two separate hotels with the same owner? And asked if they would be managed separately. Mr. Ott explained both are owned by SSN but will be managed separately by two different brands. SSN currently owns twenty hotels. Mr. Good added they will have condominium plan.

On a motion by Mr. Siesholtz, with a second by Mr. Rutt, and all members present voting in favor, the Planning Commission recommended conditional approval of the Conditional Use for a

total of 205 rooms being sure to address the items to the satisfaction of the Township raised in the Township Engineer letter dated February 11, 2020.

Mr. Keylor thanked the gentlemen for their presentation and noted that he was looking forward to working with them on this great improvement to the Route 30 Corridor.

b. Informal Review/Comment on potential overlay for redevelopment of the Shoppes at

Rockvale: Mr. Mark Stanley, Esq. of McNees, Wallace and Nurick and Mr. Chris Venarchick of RGS Associates were present to discuss an informal proposal for a Rockvale Overlay Zoning District. Mr. Stanley noted this was the first of many steps should the Planning Commission and Board of Supervisors agree to move forward with such a change. Mr. Stanley noted that retail is being forced out by ecommerce resulting in significant changes to facilities such as Rockvale. At the peak, Rockvale had 125 stores, three years ago it was down to 85 stores and within the last year it has plummeted to 45 stores on the 65 acres site within the C-3 zoning district. Mr. Stanley noted that with the recent loss of stores to Tanger, there became a need to look at something creative. After meeting with Lancaster County Planning Commission, EDC, East Lampeter Township Staff, it was thought that an overlay zone may accomplish a great redevelopment of the site. Spring FORBES article from last year notes the anticipation of closure of 75,000 retail stores in the next 5 years. To prepare the draft the underlying C-3 zoning allowed uses were discussed and then what other uses may be permitted with those for a full redevelopment of the site. Mr. Stanley noted that the applicant wishes to be able to submit a master plan concept so that the Township and landowner working with a consultant are all in alignment with the proposed uses on the property. Ms. Hitchens stated that she researched other sites within the C-3 Zoning District and found that Wyndham Host and Dutch Wonderland are the only other properties that would fit within the proposed overlay zone, but neither is considered a shopping center.

Mr. Venarchick displayed an aerial view of Rockvale's parcels to explore what's possible from that viewpoint. Route 30 corridor is heavily traveled and has a tourist draw; Mr. Venarchick noted that the applicant wants to keep such in mind as well as defining a place with multiple uses to keep residents, consumers, and tourists there for extended periods of time. Some uses that have been discussed are residential, office uses, medical/dental offices, restaurants, day care facilities, a real live/work/play/stay area which allows for pedestrian and bike movement as well and connects to the remainder of the Route 30 streetscape pan.

Mr. Stanley noted that a revision based on this meeting and a meeting with the Board of Supervisors would lead to another meeting with Township staff to further develop the proposal.

Mr. McCuen stated there is a need to look at flexible zoning, and that he thinks we can make a community here, but need to stay ahead of the times, hoping this isn't already behind the times, and feels it can't all be retail. The proposed ordinance should be looked at more broadly within Township as a whole and must be more aggressive. Mr. McCuen noted that he is thankful that these consultants are bringing this knowledge to the Township.

Mr. Przywara asked how the residential was visualized and Mr. Vernarchick responded they could do either all residential in one area or throughout the site with the proposed ordinance and suggested to check out King of Prussia Town Center.

Mr. Keylor applauded the team and property owner for taking a lead here in East Lampeter Township. Mr. Przywara said he doesn't want to build out but would like to see apartments above commercial. Doing some apartments at various price points to take everyone into consideration will absolutely be backed by Township per Mr. Przywara. Mr. McCuen added he liked the idea of mix uses. Mr. Rutt asked how we recreate villages and towns which were developed without zoning as there is a lot of things changing quickly. Mr. McCuen also added that we {Commissioners} are all from a different generation and we are planning for future generations when things are changing so quickly.

Mr. Stanley reminded the commissioners they need to be flexible, react quickly to the market, limit the number of certain uses before it's unused or underused. The size of the site doesn't give any assurances but know that the property owner will do something that will be good.

Mr. Przywara added there is much more of mix throughout Township, County and State. Mr. Venarchick suggested Atwater (Malvern exit on the turnpike) another example of this type of development. Really need walkable, looking at living, eating, shopping, working at one site. Homestead, near Pittsburgh, also another site to look at for examples. Mr. Stanley said they are trying to react to Rockvale's present issue and not the entire township. The landowner wants to turn the property around to make it an asset to both him and the Township. Mr. Siesholtz stated that the devil is in the details and wants to put in flexibility while not relinquishing Township responsibility. Mr. Siesholtz also noted that some uses may not be appropriate or need to be more than one, such as convenience stores, on the property. Mr. Siesholtz also added that the 50 acres should be contiguous.

Mr. Siesholtz noted that with 40% of the site at 12 du per acre, that could amount to 720 units total on site.

Talking town center, so want people to spend some time and enjoy experience, must be pedestrian oriented with a consistent theme/feel that becomes pedestrian oriented. It was stated that some of the buildings may stay but will need a facelift. This site is a test case and could be put in effect elsewhere in the Township. Bulb outs for crosswalks.

Mr. Stanley responded they hope to be back in just a few months with formal process.

Mr. Keylor stated the Planning Commission encourages you to move forward. Mr. Siesholtz asked if before anything there would be a master plan-would it be beneficial to the designer to also submit design standards internal to the property as a guiding document for the owner and occupants? Mr. Vernarchick sometimes design standards are used but because they can be too restrictive, could be certain character but don't be too restrictive. Mr. Siesholtz agreed they want to create a character or feel to "join" the area as a whole and thus design standards may be worthwhile. Mr. Stanley responded that he and Mr. Venarchick would discuss that further with the landowner and look at how other areas have handled that type of guidance. Mr. Stanley indicated that there might be language that permits the Township to request

architectural plans but doesn't pin the developer to a full guidebook so that as different portions of the site are developed, the Township has oversight.

Mr. Keylor took a moment to thank the gentlemen for the opportunity for the informal discussion on the topic.

- c. **Annual Report:** On a motion by Mr. McCuen and a second by Mr. Pryzwara, Chairman Keylor signed the annual report with all voting in favor to be forwarded to the Board of Supervisors.

Briefing Items:

- a. Nate's Automotive, 239 Maple Avenue, Land Development Plan
Ms. Hitchens went through the proposal to remove a modular dwelling and small shed and replace such with an expansion of the existing Nate's Automotive as the owner recently received zoning hearing board approval for the expansion of the non-conforming use on the property.

Other Business:

- a. LUAB was cancelled for the month of February. Mr. Keylor stated LUAB is still important, and thanks to David Sinopoli for being a representative.

Announcements:

- a. Mr. McCuen suggested that as many people from East Lampeter Township attend the workshops in Hershey, PA in May about flexible zoning so that Township employees keep learning about out of the box issues and changing issues related to housing, retail, medicare. Ms. Hitchens noted that what Mr. McCuen is suggesting is during the PSATS conference.
- b. Monday, March 24, 2020 from 7:30 am until 12:00 pm, Tara is participating in a panel discussion workshop for LCPC at West Hempfield Township about Official Maps.
- c. June 26, 2020 Tara will be presenting at the PA Heritage Conference in Easton on the Route 340 Corridor study.

Adjournment:

On a motion by Mr. McCuen and a second by Mr. Przywara with all voting in favor, the meeting was adjourned at 9:40 pm. The next Planning Commission meeting will be held on Tuesday, March 10, 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