

Planning Commission Meeting Minutes

May 12, 2020

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, May 12, 2020 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. Chairman Keylor was present in person and called the meeting to order at 7:30 pm followed by the Pledge of Allegiance. Other Commissioners present via ZOOM were Mr. Darrel Siesholtz, Mr. Roger Rutt, Mr. Dan Przywara, and Mr. Dan McCuen. Also present in person was Tara A. Hitchens, Director of Planning/Zoning Officer.

Public Present via ZOOM:

Kevin Witmier – Impact Engineering
Steve Gergely – Harbor Engineering
Nate Senn – Nate’s Automotive
Mark Stanley – McNees, Wallace, & Nurick
Alecia Hair – Administrative Assistant
Doug Glick

Ms. Hitchens noted that the meeting was being recorded via ZOOM and that it would be posted on the Township’s YouTube channel the following day, links would be available on the homepage of the Township website.

Minutes:

The minutes of the February 11, 2020 meeting were approved as written on a motion by Mr. McCuen and a second by Mr. Siesholtz with all verbally voting in favor and raising their hands.

Announcement:

Please be reminded it is CENSUS 2020 time, please fill out the forms online.

Old Business:

- a. None at this time.

New Business:

- a. **#2020-02: Nate’s Auto 239 Maple Avenue Land Development Plan** - Mr. Steve Gergely of Harbor Engineering and Nate Senn of Nate’s Automotive were present to represent the project. The project would remove an existing garage and mobile home from the property and propose the construction of a 3,800 square foot garage with a one-way driveway circulation for better flow on the site and marked parking areas for vehicles. Per the BIH zoning district, architectural plans were also submitted noting that the doors in the front are fake doors. Mr. Senn is willing to provide the curb and sidewalk in the future through a deferral agreement and those improvements have been noted on this plan so that stormwater issues are already addressed. Mr. Siesholtz inquired if the elevation labels on the architectural drawings should be directional instead of front and rear because they seem confusing whether it’s front and rear to the customer or to the roadway. Mr. Gergely went through the waiver, modification, and deferral requests: Waivers include preliminary plan, plan scale; Deferrals include curb, sidewalk, and road widening; Modifications

include lading ratio, minimum pipe size, and sidewalk width along Maple Avenue in front of the existing dwelling.

Mr. Keylor noted that the LCPC review has two items and the applicant can come into compliance with them.

On a motion by Mr. Siesholtz and a second by Mr. Przywara with all members verbally voting in favor and showing their raised hands in support of the plan, the East Lampeter Township Planning Commission recommends conditional approval of the land development plan based on the David Miller Associates letter dated April 14, 2020, the LCPC letter dated March 10, 2020 and with the applicant working with ELSA to address any issues with the sewer. Further, they recommended approval of the waivers, modifications and deferrals requested with a deferral agreement recorded.

- b. #2020-03: Mervin and Melinda Esh 2402 Stumptown Road Subdivision Plan** – Mr. Kevin Witmier was present to represent the subdivision plan which is to convey to parcels to the existing flag lot. Mr. Siesholtz noted that the name Stoltzfus is misspelled. Mr. Witmier went through the requested waivers, modifications, and deferrals including preliminary plan, curb, sidewalk, and road widening. Ms. Hitchens noted that the LCPC letter dated March 16, 2020 remains in draft form because LCPC was not able to meet due to the COVID-19 issues.

On a motion by Mr. McCuen, and a second by Mr. Rutt, with all members verbally voting in favor and showing their raised hands in support of the plan, the East Lampeter Township Planning Commission recommends conditional approval of the subdivision plan based on the David Miller Associates letter dated May 8, 2020 and the draft LCPC letter dated March 16, 2020. It was noted that should LCPC have any further comments, those will need to be addressed. Further, the requested waivers, modifications, and deferrals were recommended for approval based on the David Miller Associates letter dated May 8, 2020 and a deferral agreement being recorded for the properties.

- c. #2020-04: Carriage Machine 250 Maple Avenue Land Development Plan** – Mr. Kevin Witmier of Impact Engineering was present to represent the land development plan. Mr. Witmier noted that the Planning Commission has seen this site come through the land development process in the recent past and the owner is now looking to remove two buildings and replace the same square footage in a slightly different layout on the property but in one building. Overall, there will be a slight increase in impervious coverage. Mr. Keylor read through the David Miller Associates letter dated May 6, 2020 and noted that the outstanding items from the prior plan need to be addressed prior to recording this plan. Mr. Keylor read through the LCPC letter dated April 14, 2020. It was questioned if the shared access agreement was taken care of with the prior planning effort and Mr. Witmier noted he would look into it and have it completed if it was not.

On a motion by Mr. Rutt, and a second by Mr. McCuen, with all members verbally voting in favor and showing their raised hands in support of the plan, the East Lampeter Township Planning Commission recommends conditional approval of the land development plan based on the David Miller Associates letter dated May 6, 2020 and the LCPC letter dated April 14, 2020 with the exception that it is only two buildings being demolished and not three. Further, prior deferrals remain in effect for this property, as recorded. Finally, any waivers and modifications noted in the May 6, 2020 David Miller Associates letter are approved per such letter.

- d. **Conestoga Valley Regional Comprehensive Plan Review:** Ms. Hitchens reviewed the memorandum outlining the accomplishments and continued steps to implement the comprehensive plan. This document will be shared as a courtesy with the planning partners, Upper Leacock Township, West Earl Township, Conestoga Valley School District, and Lancaster County Planning Commission.

Mr. Siesholtz questioned if the official map of the Township should be updated?

On a motion by Mr. McCuen and a second by Mr. Przywara, with all members verbally voting in favor, the East Lampeter Township Planning Commission recommended forwarding the memorandum to the Board of Supervisors for review.

- e. **Growing Together Comprehensive Plan Review:** Ms. Hitchens noted that East Lampeter staff will need to check with Lancaster County Planning Commission to confirm whether or not the prior review conducted by ELA Group in 2015 was submitted as a formal review of the document as required by the Pennsylvania Municipalities Planning Code. Ms. Hitchens reviewed the memorandum outlining the accomplishments and continued steps to implement the comprehensive plan.

On a motion by Mr. Rutt and a second by Mr. McCuen, with all members verbally voting in favor, the East Lampeter Township Planning Commission recommended forwarding the memorandum to the Board of Supervisors for review.

Briefing Items:

- a. Petition to provide a Commercial Redevelopment Overlay District, introduced by Ms. Hitchens with comments and questions to be directed to the applicant and/or attorney when formally presented at the next meeting of the Planning Commission. Mr. Keylor noted that the Planning Commission is looking forward to working with the applicant. At present, no hearing date has been set by the Board of Supervisors.

Other Business:

- a. LUAB was cancelled for the months of March, April, and May due to the COVID-19 situation.

Announcements:

- a. Again, please be reminded to fill out the CENSUS 2020 forms online.
- b. ZOOM will continue to be used in the future by the Planning Commission, links can be found on the home page of the Township website.
- c. Please note that PA DEP has sent out information regarding Radon testing in East Lampeter Township. This is not a scam.
- d. Please take the time to offer input into the Bridgeport and Route 340 study surveys at the bottom of the Township home page.
- e. The CV Park and Recreation Plan has been completed and will move forward through resolution of the BOS.

Adjournment:

On a motion by Mr. Rutt and a second by Mr. McCuen with all verbally voting in favor, the meeting was adjourned. The next Planning Commission meeting will be held on Tuesday, June 9, 2020 at 7:30pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602 and view the Township website at www.eastlampetertownship for information to attend via ZOOM.

Respectfully submitted,

Tara A. Hitchens, AICP
Director of Planning/Zoning Officer