

Planning Commission Meeting Minutes

July 14, 2020

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, July 14, 2020 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. Chairman Keylor called the meeting to order via Zoom 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. Mr. Ralph Hutchison in attendance for Ms. Tara Hitchens.

Public Present via ZOOM:

Mark Stanley – McNeese, Wallace, & Nurick

Announcement:

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

Minutes:

The minutes of the June 9, 2020 meeting were approved as written on a motion by Mr. McCuen and a second by Mr. Przywara with all verbally voting in favor and raising their hands.

Old Business:

a. None at this time.

New Business:

a. **Commercial Redevelopment Overlay District Proposal** – Hearing before the Board of Supervisors scheduled for Monday, July 20, 2020 at 5:00 pm. Mr. Mark Stanley, Esq. of McNeese Wallace & Nurick provided a brief background regarding the petition and draft ordinance. Mr. Stanley stated that after June 9, 2020 Planning Commission meeting, Township Solicitor requested draft copy of the ordinance to add some additional language at the end of the draft ordinance, specifically to Section 5, 6, & 7 that dealt with amendment of the ordinance, the validity, and effective of date. Mr. Stanley and Ms. Hitchens discussed edits based upon comments from the Planning Commission and the Solicitor was making changes. Since the Ordinance had not yet been advertised, we went through to edit and clean up typos and address some of comments since Planning Commission meeting occurring before the July 20 hearing, Ms. Hitchens suggested and following recommendation, Mr. Stanley will bring Planning Commission up to speed to changes and edits made; more stylistic than substantive and took recommendations and comments from Planning Commission.

Mr. Stanley reviewed the edits starting with Purpose paragraph, specifically included reference as part A.6 of the East Lampeter Township Route 30 streetscape plan. There were several questions and comments, including cleanup matters with regard to permitted uses such as daycare and grocery store be added either as a principal or an accessory use because the ordinance looks at it differently. There were questions about the financial institution and the number of drive-through lanes were discussed which has been limited to two. Also, added information regarding parking compound versus commercial garage. Special requirements for residential uses about what was included and excluded to define the 40% maximum area that could be used for residential purposes and has been addressed specifically with residential uses above a commercial building the first floor of a commercial building the footprint of building would be included in area but because of the commercial nature of residential retirement or care facilities that is not included as part of residential. Previously discussed the utilization of the overlay and permissive nature of the residential so a footnote specifically included that

said when the overlay is utilized, it must have a residential component and at a minimum of 4 units per acre would be part of that. Previously, the ordinance had maximum of 12 dwelling unit per acre and a minimum of 4 but there was an ambiguity as to was it necessary to have residential component and it eliminated ambiguity by way of footnote. If there is an applicant to utilize the overlay, they must include a residential component to it. The area of dimensional height requirements, there were repetitive number 2's corrected, numerical order, though it's one, two, three, four as opposed to one, two, two, three. There were corrected typos with respect to defined terms and use of phrase "development overlay" as opposed to "redevelopment overlay." Mr. Stanley concluded he wanted to bring Planning Commission up to speed as to the comments and suggestions that were heard last time and were incorporated into the draft ordinance. The Planning Commission has made a recommendation to the Board of Supervisors, but if there are remaining comments, be glad to take to Board of Supervisors. Mr. Keylor asked Mr. Hutchison if there was any public comment to which Mr. Hutchison answered, no, and there really have been no opportunities as far as public meetings are concerned. The public hearing on Monday, July 20, 2020 related to the proposal is when public comment would be before the Board of Supervisors. Mr. Przywara asked if the office will be open for the public meeting. Mr. Hutchison stated yes, open to the public in addition to zoom.

Mr. Keylor thanked Mr. Stanley for the update and asked Mr. Hutchison if he required the planning commission to vote again. Mr. Hutchison responded there is nothing wrong with another vote and the recommendation in June and I think part of the goal was to confirm they addressed Planning Commission comments from June, if the Commissioners want to reaffirm recommendation, that would be fine.

Mr. Keylor made a motion for the recommendation to Supervisors of the approval of the creation of commercial redevelopment overlay. Mr. Keylor said, "Thank you, Mark, for extra work you put in, and thanks to the solicitor for reviewing it." Mr. Keylor asked each commissioner one at a time to see if there are further questions.

Mr. Siesholtz asked about the amendment of the petition and whether it was a cover letter to the petition. Mr. Stanley explained that the petition was not amended in any way, but that the ordinance was amended and edited which was provided as an exhibit and therefore we captioned it an amended petition but nothing in the petition changed and just procedurally under MPC a landowner can petition the Township for purposes of seeking an amendment of Zoning Ordinance. Mr. Siesholtz understood the clarification and thanked Mr. Stanley for listening to the Planning Commission.

Mr. Keylor asked Mr. Rutt if he had any questions to which he had none and thanked for Mr. Stanley for his hard work and added he is looking forward to this potentially being passed.

Mr. Keylor along with Mr. McCuen inquired as to how the percentages were arrived at. Mr. Hutchison explained that he and Ms. Hitchens have talked at length and think it is a good proposal, that the numbers being used in the amendment are appropriate, and this is a bit of an experiment and from our experience, and knowing what we know about the property, the comment from county which was also favorable. This fits in with the goals of the county comprehensive plan. Professional planners there weighed in with a recommendation in favor of the amendment and we (the Township) feels good about it.

Mr. McCuen said he relies a lot on Ms. Hitchens because she is the professional in the room and it is what we pay her for. The other thing was about the canopy, where we talk about convenience store. We talked about eliminating two drive throughs on a bank but how many gas pumps drive-through areas on a convenience store are we talking about? Mr. McCuen felt drive-throughs for a bank are not objectionable but having ten gas pumps, he saw nothing there which limits gas pumps or canopy size, and was not sure how it relates.

Mr. Hutchison explained to Mr. McCuen that the proposal references Section 23200 of the current Zoning Ordinance where there are limitations on convenience stores. Mr. Stanley added that Section 1.a limits the number of pumps or pump stations, 2.a limits gross floor area and Section 3.a dealt with canopy size. He believes that the ordinance currently has the limitation in it.

Mr. Hutchison read from the existing ordinance, "where gross floor area is limited to 3,000 square feet or less, with maximum number of pumps is four; fueling position is 8 so you have one on either side of the pump. He continued reading that 3,000-4,000 square feet allows 5 and 10; 4,000 to 5,000 at 6 and 12. Mr. Stanley added that this ordinance didn't need to amend that information and simply left the number of pumps that are currently, there's a limitation in current ordinance. Doesn't need to be in ordinance except as modified by these change the current ordinance remains in full force in effect. Mr. Hutchison and Mr. Stanley explained this ordinance projects 5,000 square feet which would mean six fuel pumps with a maximum number of fueling positions of 12.

Mr. McCuen suggested that the Eden Resort did a nice job with the Sheetz and something down the road, thinking of Sheetz or Rutter's being installed or something similar and he would encourage something in that architectural or design type so it is not so offensive to that area. It was added that moving forward Rockvale and the Township need to keep a sense of community as much as possible.

Mr. Stanley responded that a master plan will need to suggest architectural character and the Planning Commission will see the master plan and some of the these that are being suggested.

Mr. Keylor looking for recommendation approval to supervisors with a second by Mr. Rutt and all voting in favor. Mr. Keylor then said, "Thank you Mark for whole process, as you always do, you listen to what we say, I think the challenge is before you and you've accepted it and done well with the challenge-look forward to your success." East Lampeter Township has done a tremendous job in the newer adventures and Mr. Rutt thinks we have a group of people in township and to serve on Board of Supervisors and the Planning Commission are the leading edge. Mr. Rutt continued that our township has done a commendable job and is able to balance nice agriculture off main thoroughfares and manage thoroughfares with good planning. East Lampeter Township might set the example for surrounding areas. Mr. Rutt also added he is not worried about master design because there is probably no other change for this developer to do and they are going to work their hardest to make it right and design right as a showcase.

Mr. Stanley stated this project will take everyone's effort, the staff, county, and looking forward to working with PC BOS, lot of good people and ideas in the Township. This will not be easy, and was difficult when looking at the impacts of ecommerce and now with COVID-19 and will take a Yeoman's effort with a lot of people hopeful and excited to keep this moving forward.

Mr. Siesholtz echoed Mr. Keylor and Mr. Rutt's consensus that all agree. Mr. Siesholtz explained he looks at this like a living document-not the end, but the beginning. Come July 20, once the hearing anticipated and hopeful approval of this and as you know, that's when the real work begins. To move this forward and continue open communication and dialogue will be critical to move this forward with the developer, township, and the county and as you're aware we have numerous plans with staff, a lot of good coordination that has been done and more coming in the future keep that open and moving forward looking for tremendous success.

Briefing Items:

a. #2020-11: Melvin and Steven Stoltzfoos, 2835 and 3017 Harvest Drive Lot Add-On Plan:

Mr. Hutchison explained the lot add on plan at the intersection of North Ronks Road and Maple Avenue, which is located essentially on the Township line between Leacock Township and East Lampeter Township. On the east side, there is a property doing a small lot add on that both Townships will be reviewing. There could be additional dwelling unit or units constructed which would utilize a driveway that comes out near or at the intersection and without being able to show the plan, it is hard to describe

the plan any further. Mr. Keylor believed there was a briefing on the plan prior. He thought the only issues were drainage and a driveway. Mr. Hutchison was not sure if there were existing Stormwater Management Facilities involved adding it does not appear that way. Mr. Keylor added it is just a very small triangle corner. Mr. Hutchison explained there is an existing house on the east side of North Ronks Road right at the intersection of Maple Avenue. The part being added onto, that is a rectangular piece off the farm behind it. Mr. Keylor said he thought the Planning Commission took action on the farm itself and the plan is returning again because of a different project. Mr. Keylor believed the briefing is sufficient until plans are before the Planning Commission.

Other Business:

- a. LUAB was cancelled for the month of July.

Announcements:

- a. Again, please be reminded to fill out the CENSUS 2020 forms online.
- b. Please take the time to offer input into the Bridgeport and Route 340 study surveys at the bottom of the Township home page.

Adjournment:

On a motion by Mr. Rutt and a second by Mr. Przywara with all verbally voting in favor, the meeting was adjourned. The next Planning Commission meeting will be held on Tuesday, August 11, 2020 at 7:30pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602 and via the Township website at www.eastlampetertownship for information to attend via ZOOM.

Respectfully submitted,

Ralph M. Hutchison
Township Manager