

July 20, 2020

The East Lampeter Township Board of Supervisors held a Public Hearing re: Zoning Amendment – Redevelopment Overlay on July 20, 2020 beginning at 5:00 pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Chairman Corey Meyer. In addition to Mr. Meyer, supervisors present were: Mr. Blowers, David Buckwalter (via zoom), Mr. Ethan Demme and Mr. Glenn Eberly (via zoom). Also, present was Ms. Tara Hitchens, Director of Zoning/Planning (via zoom) and Mr. Ralph Hutchison Township Manager.

The meeting was held using Zoom, an internet web conferencing tool. Chairman Meyer read a statement regarding the use of Zoom for this public meeting including instructions for the public to use in order to participate in the meeting.

The following persons joined the meeting via Zoom and were present for the meeting:

Ravi Eshleman
Claudia Shank, representing Rockvale Acquisition
Kristi Burkholder, representing Rockvale
Brittany Wolf, representing Rockvale
Steve Gribble, representing Ronks Fire Co.
Chris Venarchick,
Alex Rohrbaugh
Cynthia Bellock
Isaac Massry
Dave Gribble
Doug Glick
David Boisert
Dan Przywara

Applicant's presentation

Ms. Claudia Shank of McNees Wallace & Nurick LLC was in attendance on behalf of the applicant Rockvale Acquisition LLC. Joining Ms. Shank was Ms. Kristi Burkholder, General Manager of the Shoppes at Rockvale and Mr. Isaac Massry. Ms. Shank stated that she knows that this matter has been discussed several times with the board and that her colleague Mark Stanley has been before the Board on a few occasions to discuss what's being proposed. She's coming before the Board to go over at a high level the chronology of the project, how they got to where they are, talk through the amendment again and advise the Board of a few changes that have been made as they worked their way through the process.

Overview of the site:

- Roughly 65 acres
- Includes eight separate tax parcels
- Purchase by client in November 2017

- Currently developed as a retail center with some restaurant uses

Chronology of the project:

- Been in the works for eight or nine months- the amendment proposal was originally developed in connection with meetings and discussions with Township staff
- First presented to the Planning Commission in February of 2020 and then to the Board by Mark Stanley on March 2nd.
- Changes were made based on the feedback that they received from the Planning Commission and the Board.
- Board then formally accepted the petition and referred it to the Planning Commission on April 20th
- Around that time Mr. Gribble, Fire Chief had expressed his support of what was proposed
- After the petition was referred out Lancaster County Planning Commission recommended approval of the text amendment on June 8th
- On June 9th Presentation to the Township Planning Commission and they recommended passing the amendment along with a few changes.
- Changes were made and the amendment was reviewed and edited by the Township Solicitor
- Returned on July 14th to the Planning Commission to talk with them about the proposal and the changes that had been incorporated. At that point they recommended approval of the text amendment.

Ms. Shank stated that the text amendment is a commercial redevelopment overlay. The idea is to promote some flexibility in terms of how commercial retail tracts like this can be redeveloped. It applies on a limited basis the idea is to allow this site to operate as a test case. If it works then perhaps this overlay can be expanded to cover other areas of the Township. Currently as it's drafted it would only apply to tracts that are in the C3 zoning district with a minimum of 50 acres. It can be comprised of multiple lots as is the situation with Rockvale or a single lot they have to comprehensively developed. The site has to have frontage along Route 30 and also has to have at least 35 percent of the gross retail sales area in the shopping center vacant for at least six months of the past year. If the conditions are met the overlay then opens up some additional development options that can be used in redeveloping the site. All the uses that are permitted in the C3 district continue to be permitted but there are some additional uses that come into play. The most significant is the residential uses but there's also convenience stores, grocery store, daycare, banks and so on. A maximum of 40 percent of the total acreage of the shopping center site can be designated for residential uses. The overlay incorporates minimum and maximum residential densities. There's a minimum of four dwelling units per acre and a maximum of twelve across the entire tract. A new study isn't required in terms of traffic. If the peak trips generated by the redevelopment is less than or equal to the number of trips that was originally planned for as part of the development of the site plus 10%. There's some increased impervious coverage allowances and decreased setbacks to allow the site to be developed as a single comprehensive tract. Another aspect of this development is the master plan development requirement so the uses are permitted by right within the overlay however an applicant has to submit a master plan to the Township both to the Planning Commission and the Board of

Supervisors. This will show a concept plan of structures and uses. It would include some sample architectural renderings. The plan would need to be updated every three years and it would need to be revised anytime there is a change that would impact the Route 30 Streetscape.

Changes that were made at the recommendation of the Planning Commission:

- Emphasized the Route 30 Streetscape plan and wanted to see some reference of it incorporated into the amendment which now has been done in the background section.
- Limiting the number of drive-through service lanes for banks or financial institutions. There would be a maximum of two service lanes at a bank in the overlay.
- Add commercial garages to the permitted uses.
- Minimum residential density-wanted clarification that there was going to be some residential component to any project developed using the overlay. Language was added in the petition to demonstrate that. Ensure residential retirement care facilities and personal care facilities would not be included in the residential density calculation.

Goals of the text amendment:

- Allow flexibility
- Test case – will apply on a limited basis

Mr. Chris Venarchick of RGS Associates stated that their involvement on the project team are as land planners trying to assist with some of the possibilities on how they can revitalize the property. Mr. Venarchick reiterated some of the points that were shared with the Planning Commission and the Board before. What they looking at with the mixed use is something that is market driven. Trying to adapt to the changing times with retail. They feel it is necessary for survival of the property. Looking forward to the future on how this property can be utilized and attract it to be a successful commercial property with the residential component. What they are looking at will allow for more activity and vitality by bringing in rooftops into property. Another point of the project would be the pedestrian connectivity. The connectivity to open spaces pedestrian friendliness. Along the Route 30 corridor they plan to tie in and celebrate the Route 30 streetscape. There will be a lot of outdoor connectivity. With the aerial there is large areas of asphalt, they would have to look at part of the master plan as how do they integrate more innovative stormwater management solutions where you're using plant material vegetation pollutants. Introduction of shade trees within the parking lots within the open spaces. There's been a market study done and they are trying to determine the right program and scope as to what can be a success on the property.

Board Questions

Chairman Meyer asked Ms. Shank to point out where the proposed amendment states that a residential component is required.

Ms. Shank stated that it is in the footnote on the third page of the ordinance.

Chairman Meyer asked the Board members if they agree with the Planning Commission's recommendation that the overlay must have residential.

Mr. Eberly said that he's not sure if he would say it must have residential but he would say that it could.

Mr. Demme pointed out that the LCPC their letter recommends that if this proposal is used successfully the Township should consider offering these provisions to smaller shopping centers in the C3 zone. Mr. Demme stated that he would be in favor of that.

Public Comment

Mr. Eberly asked Mr. Gribble from the Ronks Fire Company if he has any concerns for being able to provide fire services to a redeveloped property under this proposed amendment especially with the potential of having buildings five or six stories high.

Mr. Gribble, Chief of Ronks Fire Co. indicated that there won't be an issue with height. He said that he is confident that they will be built within code and the fire alarm & sprinkler will be in place. He also said that Lafayette Fire Co. has a ladder truck as well as Gordonville and they are both the same distance to that property which is three miles. With NFPA's apparatus placement they're well within the distance travel for aerial. It's not an issue as far as they are concerned.

Mr. Alex Rohrbaugh from Lancaster County Planning said that he wanted to let the Board know that he is the Township's planner from Lancaster County for parts that are in the urban growth area. He reiterated that the Lancaster County Planning Commission is in support of the proposed amendments for the commercial redevelopment overlay district. He stated that this project has the potential of making it happen for places 2040 which is the County Comprehensive Plan and it will help achieve a future that we all would want to see. He stated that if this is successful the Township should consider replicating it in other places along the Lincoln Highway corridor. He recommends approval and hopes that the Board of Supervisors supports the amendments.

Mr. Eberly asked about the requirement to complete a new traffic study if a study for the existing shopping center is X number of years old. He wanted to know if the board would considered it.

Mr. Hutchison pointed out that the proposed ordinance refers to the "Route 30 streetscape plan" but the actual name of the plan is the "Lincoln Highway Streetscape Plan". He said that he would prefer that the Ordinance use the correct name of the plan.

Closing of Public Hearing

Chairman Meyer closed the Public Hearing to act on the proposed zoning amendment for the commercial redevelopment overlay district.

Action on proposed Zoning Amendment re: Commercial Redevelopment Overlay District

Mr. Blowers made a motion to adopt the ordinance amendment as proposed with changes

reference the Lincoln Highway Streetscape Plan rather than the Route 30 Streetscape plan. Mr. Demme seconded the motion and it was passed by unanimous roll call vote.

Ordinance No. 348

Adjournment

A motion was made by Mr. Demme seconded by Mr. Blowers to adjourn the meeting. The motion was passed by unanimous voice vote.