

Planning Commission Meeting Minutes
October 13, 2020

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, October 13, 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. Ms. Tara Hitchens was present in the public meeting room.

Public Present in public meeting room:

John Smucker

Public Present via ZOOM:

Greg Strausser, Strausser Engineering
Mr. Hess, Arlene Hess Subdivision Plan
Chris Venarchick, RGS Associates
Ken Hornbeck, High Associates

Mr. Keylor read the statement of recorded meetings.

Minutes:

The minutes of the September 8, 2020 meeting were approved as written on a motion by Mr. Siesholtz and a second by Mr. Rutt with all verbally voting in favor and raising their hands. Mr. McCuen was not present yet for this action.

Old Business:

a. None at this time.

New Business:

a. **#2020-13 Arlene Hess Estate Subdivision Plan** – Mr. Greg Strausser of Strausser Engineering and Mr. Hess were present via zoom to represent the subdivision plan which is a center line separation of agricultural zoned property. Mr. Hess made a statement of the history of the property and noted that the property is going up for auction on November 6, 2020 but that settlement would not occur until January 2021. Mr. Strausser noted that changes have been made to address the comments of the David Miller Associates review dated September 15, 2020, that the shed within the right of way will be removed on Lot 1. Mr. Strausser questioned the riparian buffer which would result in 725 trees. The Planning Commission noted that the Board of Supervisors would weigh in on this issue as it is required by the stormwater management ordinance. Mr. Strausser indicated that waivers for preliminary plan and plan scale will be requested. Mr. Keylor noted that these must be requested in writing prior to the Board of Supervisors meeting. Mr. Keylor questioned if there were any concerns with the Lancaster County Planning Commission review letter dated September 15, 2020 and Mr. Strausser noted that there were not. Ms. Siesholtz questioned what types of uses on the driveway that is located on the northern portion of the property on the east side of Clearview Road. Mr. Hess noted that typically there are buggies and farm vehicles on occasion. Mr. Siesholtz stated that curbs, sidewalks, and road widening would not be required based on the amendment to the subdivision and land development ordinance. Mr. Siesholtz noted that the subdivision plan must be recorded prior to any transfer of property.

On a motion by Siesholtz and second by Przywara, with all members of the Planning Commission offering a positive voice vote and raising of hands, the East Lampeter Township Planning Commission recommends conditional approval of the subdivision plan based on the LCPC review letter dated 9/5/202, the DMA review letter dated 9/15/2020, and with the understanding that Ordinance 308 amending the East Lampeter Township subdivision and land development ordinance removes the need for the applicant to request waiver, modifications, or deferrals of the curb, sidewalk, and roadway improvements along Clearview Road given the intent to keep the two tracts in agricultural use. Further, the

applicant shall provide the waiver requests for preliminary plan and plan scale in writing prior to the Board of Supervisor meeting.

b. **#2020-15 High Associates 1770 Hempstead Road Subdivision and Land Development Plan** – Mr. Chris Venarchick of RGS Associates and Mr. Ken Hornbeck of High Associates were present via zoom to represent the plan. Mr. Venarchick indicated that the applicant is seeking a deferral of sidewalk on 521 Hempstead Road at this time. Mr. Hornbeck stated that the buildings proposed at 1740 and 1770 Hempstead Road are part of the Armstrong headquarters. A small portion of the site would be open to vendors and sales teams for trainings. Mr. McCuen questioned the parking on the site and Mr. Siesholtz noted that utilizing Mr. Hornbeck’s justification for the greater than 125% should be utilized when moving forward to the Board of Supervisors for approvals. Mr. Hornbeck noted that there is willingness to make a pedestrian connection from Hempstead Road to the building. The review letter from Lancaster County Planning Commission dated September 29, 2020 and the David Miller Associates review letter dated October 7, 2020 were read.

On a motion by Siesholtz and second by Rutt, with all members of the Planning Commission offering a positive voice vote and raising of hands, the East Lampeter Township Planning Commission recommends conditional approval of the subdivision and land development plan based on the LCPC review letter dated 9/29/2020 and the DMA review letter dated 10/7/2020 excluding the following SALDO #2, 18, 19 and SWM 3 & 9 if approved by DMA and that the applicant provide justification for the parking over 125% of that required, with a deferral agreement for the improvements noted in the DMA review letter dated 10/7/2020.

c. **#2020-16 Smucker Associates Subdivision Plan** – Mr. John Smucker was present to represent the plan and noted that it was a one acre subdivision along Maple Avenue and North Ronks Road. Mr. Smucker reviewed every comment of the David Miller Associates review letter dated October 7, 2020. Mr. Smucker stated that the existing use of both Lot 1 and Lot 2 is agricultural and will remain such with the subdivision. A note will be added to the plan indicating such. Mr. Smucker stated that the proposed use of agricultural would be covered by the regional stormwater management plan. Mr. Smucker noted that pins will be set for the proposed property lines. Mr. Smucker indicated that he did not want to commit to the comments numbered SALDO #16 and #17 for roadway access. Mr. Keylor indicated that this is a requirement of the subdivision and land development ordinance and would be decided by the Board of Supervisors. Mr. Siesholtz wants to see a viable option for egress to the site from Maple Avenue should the site be developed. Mr. Smucker stated he did not want to put a constraint on the property. Mr. McCuen reiterated that this is required by the subdivision and land development ordinance and that access to North Ronks Road should be limited to the extent practicable. It was noted that the Lancaster County Planning Commission draft comments were read as the meeting for the LCPC was early in the day, thus a final copy was not received. Any additional comments from LCPC would need to be addressed by the applicant.

On a motion by Siesholtz and second by Przywara, with all members of the Planning Commission offering a positive voice vote and raising of hands, the East Lampeter Township Planning Commission recommends conditional approval of the subdivision plan based on the draft LCPC review letter dated 10/5/2020 and any other comments that the final LCPC review letter may contain when received, the DMA review letter dated 10/7/2020 and that the applicant shall show that Maple Avenue is the most viable access for the property, not North Ronks Road. The planning commission also recommended granting a waiver of preliminary plan, deferral of road widening, curbs, and sidewalks along Maple Avenue with a recorded deferral agreement and along North Ronks Road if Leacock Township is in agreement and are provided the conditions with a recorded deferral agreement. Given the continued agricultural use of the property, a number of comments will be removed (Zoning #5, 6, 7, 8, 9 and SALDO #12 on the DMA review letter).

Briefing Items:

- a. **#2015-38 Devon Creek Phase 2 Subdivision and Land Development Plan** has changed slightly with the community water system approved by PA DEP.
- b. **#2020-17 High Properties Zook Yoder Esh Revised Plan** – Ms. Hitchens indicated that there is a change in the connection to the existing manufactured home park with roadway D instead of roadway A.

- c. #2020-18 McDonald's at 68 East Town Mall wishes to have two drive through lanes and reduce parking on the property. This plan will remain a briefing item until the zoning hearing board decision is rendered, case is to be heard on November 12, 2020.

Other Business:

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

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, November 10, 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,
Tara A. Hitchens, AICP
Director of Planning/Zoning Officer