

## Planning Commission Meeting Minutes

January 12, 2021

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, January 12, 2021 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. Vice Chairman Siesholtz called the meeting to order via Zoom at 7:30 pm followed by the Pledge of Allegiance. Other Commissioners present via ZOOM were Mr. Roger Rutt, Mr. Dan McCuen, Mr. Randy Patterson and Ms. Sarah Rider. Ms. Tara Hitchens, Director of Planning and Mr. Ralph Hutchison, Township Manager were present in the public meeting room.

### Public Present in public meeting room:

Roger Fry, Fry Surveying

### Public Present via ZOOM:

Richard Ault, McDonald's  
Ambrose Heinz, Stevens & Lee  
Brad Mowbray, High Associates  
Ken Hornbeck, High Associates  
Matt Chartrand, Bohler Engineering  
Kirsten Calabro, Bohler Engineering  
Mark Stanley; McNeese Wallace & Nurick

The statement of recorded meetings was played for all in attendance.

Mr. Siesholtz, as the senior member of the Planning Commission, opened the floor for nominations for reorganization of the Planning Commission for 2021.

### Reorganization of the Planning Commission:

- a. Nominations for Chairman of the Planning Commission were opened, on a motion by Mr. Rutt, second by Mr. Patterson, Mr. Darrel Siesholtz was nominated as Chairman. No other nominations were proposed.
- b. Nominations for Vice Chairman of the Planning Commission were opened, on a motion by Mr. McCuen, second by Ms. Rider, Mr. Roger Rutt was nominated as Vice Chairman. No other nominations were proposed.
- c. Nominations for Secretary of the Planning Commission were opened, on a motion by Mr. Rutt, second by Mr. Patterson, Mr. Dan McCuen was nominated as Secretary. No other nominations were proposed.
- d. With all nominations closed, the slate of nominees for the Officers of East Lampeter Township 2021 Planning Commission were approved with all verbally voting in favor and raising hands.

### Minutes:

The minutes of the November 10, 2020 meeting were approved as written on a motion by Mr. McCuen and a second by Mr. Rutt with all verbally voting in favor and raising hands.

### Old Business:

- a. None at this time.

New Business:

- a. **#2020-18: McDonald's Land Development Plan 68 East Town Mall (associated with 2090 Lincoln Highway East).** Mr. Matt Chartrand and Ms. Kirsten Calabro of Bohler Engineering, Mr. Richard Ault of McDonald's, and Mr. Ambrose Heinz of Stevens & Lee were present to represent the project. Mr. Chartrand indicated that the current two canopies for ordering at the drive through area are in tandem and restrict the rear user from moving forward once ordering is complete until the front user has done so. In order to provide a more efficient drive through area, McDonald's proposes two parallel ordering stations on the southwest side of the building that flow into a single pick up lane on the east side of the building. The proposal is not intended to draw more users to the site but to more efficiently accommodate existing users of the site. Mr. Heinz provided that the project was before the Zoning Hearing Board which approved the use of the two-parallel drive through lanes but denied the parking variance requested. The Zoning Hearing Board be indicated in their decision that the McDonald's site has a shared parking agreement with the East Town Mall property and thus the parking variance was denied given that the Board of Supervisors can allow shared parking for adjoining properties and thus reduce the number of parking spaces required. Mr. Heinz also noted that the site was compliant with the zoning ordinance and a prior Zoning Hearing Board decision through 2016 when the new zoning ordinance was adopted and increased the parking requirements for restaurants. Mr. Chartrand noted that four waivers have been requested late in the day today via email and provided to Ms. Hitchens which include preliminary/final, scale, interior sidewalk at 4 feet 9 inches instead of 6 feet, and improvements to adjoining streets. Mr. Siesholtz stated that typically the adjoining roadway improvements are known when the actual dimensions are provided on the plan so that there is some indication of what improvements may be necessary. Mr. Chartrand requests a full waiver to not do any improvements to adjoining roadways. Mr. Siesholtz indicated that depending on this motion, this may be a deferral agreement as is typically requested in lieu of waivers for these improvements. Mr. Chartrand stated that given the minimal nature of the improvements on the property the owners would prefer not to have a deferral. Mr. Siesholtz provided that improvements along Route 30 are part of the Western Gateway project which is currently on the Transportation Improvement Plan and that eastern side of the property should include a 12-foot-wide multi-use trail. Mr. Siesholtz went through the LCPC review letter dated 11/24/2020, Mr. Chartrand indicated that a location for a bike rack would need to be found on the site. Mr. Patterson questioned if the exit lane would be decreased, what the impact was to the ADA parking spaces, and what the loading situation is for the site. Mr. Chartrand indicated that the east side of the building remains unchanged, the ADA spaces are already impacted by the existing drive through lane, and that loading is completed on off hours to accommodate the use of the site. Mr. Heinz noted that the trail is not a requirement of the subdivision and land development ordinance and so he would need to determine the mechanism that would require such. There were no comments from the general public.

On a motion by Mr. McCuen, with a second by Mr. Patterson, with Mr. Siesholtz, Mr. McCuen, Mr. Patterson, and Ms. Rider voting in favor and raising their hands and Mr. Rutt opposing the motion. The Planning Commission recommended approval of the waiver of preliminary plan, plan scale, interior sidewalk at 4 feet 9 inches, and roadway improvements. Further, the Planning Commission recommended conditional approval of the land development plan based on the 11/24/2020 Lancaster County Planning Commission review letter, the 11/30/2020 David Miller Associate review letter, that a bike rack be provided somewhere on the property, and

that the Route 30 Streetscape plan be reviewed and determined if improvements can be installed on the east side of the property along Oakview Road.

- b. #2020-19 Mary and Levi King Subdivision Plan 12 Hedgewood Avenue.** Mr. Roger Fry was present to represent the project. Mr. Fry indicated that there is approximately a 9-foot-wide strip of land to be conveyed from the property to the west to 12 Hedgewood Avenue property. Ms. Hitchens noted that a shared driveway access agreement for the both properties as the neighbors may get along now but we don't know who will be the owners in the future. There was no public comment.

On a motion by Mr. Rutt, with a second by Mr. McCuen, and all members verbally voting in favor and raising their hands, the Planning Commission recommended approval of the waiver of preliminary plan, scale, deferral of sidewalks, curbs, and roadway improvements and recommended conditional approval of the subdivision plan based on the 12/15/2020 Lancaster County Planning Commission review letter, the 11/30/2020 David Miller Associates review letter, and the requirement that a shared driveway agreement be required for both parcels and be acceptable to the Township Solicitor.

- c. High Associates Zook Yoder Esh Lot #1 Potential Development Informal Discussion.** Mr. Ken Hornbeck and Mr. Brad Mowbray of High Associates and Mr. Mark Stanley of McNees Wallace Nurick were present for the informal discussion of the residential limitations within the Business Park (BP) Zoning District. Mr. Hornbeck went through the history of the Business Park (BP) zoning district from 2010 forward and described an older master plan for Greenfield and the master trail plan for Greenfield. Mr. Mowbray indicated that the projection of Greenfield was not necessarily intended to evolve in the way that it has but it is truly turning into a live/work/play sustainable development. Mr. Mowbray noted that the occupancy rate for residential units within Greenfield has consistently been 98-99%. Mr. Mowbray indicated that the Reserve at Greenfield has 33% of its occupants that are 55+ and 42% millennials and wish to continue to cater to a wide variety of occupants. The Eastwood Manufactured dwellings in phase 4 averaged \$110,000, Phase 5 averaged \$175,000 with all phases typically 55+. Mr. Stanley stated that the current Business Park (BP) zoning district has a multi-family cap of 775 which currently there are 453 units, and a manufactured cap of 375 which will have been close to being met with Phase 5 on the Zook Yoder Esh project. In 2013, the Township rightfully could have seen all of the ZYE property going to multi-family and thus the thought for the caps, given the recent land development proposal that is no longer the case. Mr. Siesholtz questioned if the caps should be raised or removed. Mr. Stanley noted that there are many options. Mr. Mowbray noted that currently multi-family uses account for approximately 10-11% of the overall use within Greenfield. Mr. Stanley provided that High, LCPC, and the Township wish to utilize land within the urban growth area as efficiently as possible and allowing higher densities where services are provided is key. Mr. Rutt questioned what age group was driving the market. Mr. Mowbray indicated that the Reserve had a number of empty nesters and that over their entire portfolio 5.1% have school aged children with Greenfield Estates having a slightly overall 6%. Ms. Rider indicated a concern for schools because structures are already full with students. Mr. McCuen provided feedback that he would not be interested in increasing the manufactured housing limits but would be interested in increasing or removing the caps on the multi-family dwellings in the zoning district. Mr. Patterson, Mr. Rutt, and Ms. Rider all agreed with Mr. McCuen. Mr. Siesholtz also agreed, but noted that the details of any proposed text amendment moving forward are extremely important.

There was no public comment.

- d. 2020 Annual Report** The annual report was reviewed by Ms. Hitchens. On a motion by Mr. McCuen and second by Mr. Rutt, with all members of the Planning Commission verbally voting in favor and raising their hands, the annual report was approved as written for signature by the 2021 Chair of the Planning Commission and then forwarding to the Board of Supervisors at their February 1, 2021 meeting.

Briefing Items:

- a. **#2020-20 Glick Fire Equipment Land Development Plan 350 Millcross Road.** Ms. Hitchens noted that approximately 2,300 square feet of additional building on the east side of the existing building is proposed.

Other Business:

- a. None at this time.

Announcements:

- a. Please note that the annual Forecast meeting will be held on February 6, 2021 at 8:00 am and will be held virtually via Zoom.
- b. Reminder that each Planning Commission member is required to fill out the Ethical Commission forms for 2020, these forms will be mailed to each member.

Adjournment:

On a motion by Mr. Patterson and a second by Mr. McCuen with all voting in favor, the meeting was adjourned at 10:00 pm. The next Planning Commission meeting will be held on Tuesday, February 9, 2021 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