

Planning Commission Meeting Minutes

February 8, 2021

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, February 8, 2021 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. 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 via ZOOM:

Mike Huxta, ELA Group

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

Minutes:

The minutes of the January 12, 2020 meeting were approved with the name change of Dan Przywara to Dan McCuen in the opening paragraph on a motion by Mr. Rutt and a second by Ms. Rider with all verbally voting in favor and raising hands.

Old Business:

- a. None at this time.

New Business:

- a. **#2020-20 Glick Fire Equipment Land Development Plan 350 Millcross Road.** Mr. Huxta of ELA Group was present via zoom to represent the project. Mr. Huxta described the land development as an addition of office space, storage space, and new lavatories within approximately 2,300 square feet towards Millcreek Road which then will expand the parking area along same roadway. Stormwater is to be handled with an underground drip system under the expanded parking area. Mr. Huxta noted that the one waiver request was intended for curbing internal to the site at parking areas and indicated that he would clarify this request prior to moving forward to the Board of Supervisors. Mr. Huxta also noted that the sidewalk at the front of the building will be changed to meet the requirements of the Township ordinances and that there were no issues with coming into compliance with the comments from the Township Engineer. Mr. Patterson questioned why the project exceeds the parking requirements over the allowed 125%. Mr. Huxta indicated that the use of the property requires parking of emergency vehicles while undergoing detailing, alterations, repairs, etc. and thus those vehicles are parked to the rear of the property towards the Smoketown Airport. Mr. Siesholtz questioned if the existing customer parking and entrance on the south side of the building will be relocated. Mr. Huxta provided the proposed architectural drawings of the addition noting that the front door would be the customer entrance once constructed. Mr. Rutt questioned if there is stone drive along the north side of the property near the railroad tracks. Mr. Huxta stated that there is not on the Glick Fire Equipment property but there is on the Smoketown Airport property. Mr. Siesholtz questioned if the lighting and flagpole will be relocated. Mr. Huxta provided that one light pole and the flagpole will be relocated on site and will be shown in the next submission of the plan.

On a motion by Mr. McCuen, with a second by Mr. Rutt, with all members verbally voting in favor and raising hands the Planning Commission recommended approval of the waiver of preliminary plan, plan scale, parking area curbing which must be provided in writing prior to the Board of Supervisors meeting. Further, the Planning Commission recommended conditional approval of a deferral of the curb, sidewalk, and road widening improvements along Millcreek

road with a recorded deferral agreement. Finally, the Planning Commission recommended conditional approval of the land development plan subject to the Lancaster County Planning Commission review letter of January 15, 2021, the David Miller Associates review letter dated January 26, 2021, that the applicant look into providing a scooter or bike rack on the property (either inside the building or outside), and that justification in writing be provided to the Board of Supervisors for exceeding the parking requirements by more than 125%.

- b. **#2021-01 High Associates Waiver of Land Development 1706 Hempstead.** There was no representative from High Associates present in person or via zoom to represent the request. Ms. Hitchens indicated that the proposal is approximately an 1,100 square foot mezzanine addition within the existing building with no additional employees and to be used for storage area for the tenant, Bosch. There was no public comment.

On a motion by Ms. Rider, with a second by Mr. Patterson, and all members verbally voting in favor and raising their hands, the Planning Commission recommended approval of the waiver of land development subject to the conditions noted in the East Lampeter Township staff review letter dated February 1, 2021 which include any further changes on the site will go through full land development and all building permit requirements being adhered to.

Briefing Items:

- a. **#2021-02 Campus Improvements Land Development Plan 2250 Old Philadelphia Pike.** Ms. Hitchens described the proposed improvements for the impound yard and dumb tank area as well as the subsequent employee parking area as a first stage of improvements over the next 10 years.
- b. **#2021-03 AJ Home Solutions Subdivision and Land Development Plan 3 South Eastland Drive.** Ms. Hitchens indicated that this proposed subdivision is of a single lot into three lots with development of a single-family dwelling on a flag lot and a duplex on individual lots towards South Eastland Drive. The existing cottage or single-family dwelling on the property will be demolished. Needed action by the Zoning Hearing Board has taken place in the affirmative.

Other Business:

- a. None at this time.

Announcements:

- a. Thank you to all that were able to make time on Saturday February 6, 2021 to attend the Forecast meeting of the Township, your time is appreciated.

Adjournment:

On a motion by Mr. Patterson and a second by Mr. Rutt with all voting in favor, the meeting was adjourned at 8:30 pm. The next Planning Commission meeting will be held on Tuesday, March 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