

Planning Commission Meeting Minutes

March 9, 2021

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, March 9, 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:

Tony Sietz – High Associates
David Miller – Rettew
Steve Gergley – Harbor
Matt Crème - Nikolaus & Hohenadel

Mr. Keener

Erika Reed
Ben King – Quarryview Construction
Laura Kise

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

Minutes:

The minutes of the February 9, 2021 meeting were approved with the change of date to February 9, 2021 on a motion by Mr. Patterson and a second by Ms. Rutt with all verbally voting in favor and raising hands.

Old Business:

- a. None at this time.

New Business:

- a. **#2021-02 ELT Campus Land Development Plan 2250 Old Philadelphia Pike.** Mr. Gergley of Harbor Engineering was present via zoom to represent the project on 21 acres. The project is to include a new police department impound lot of 21 parking spaces, shed and fencing for evidence. There will be a small portion of the existing impound lot removed towards the stormwater management and the existing impound lot will become East Lampeter Township staff parking. At this time there is no Lancaster County Planning Department review given that this type of project falls under the MOU process and thus will be presented to LCPD for review once approved by the East Lampeter Township Planning Commission. Mr. Siesholtz questioned if wheel stops should be used within the impound lot. Mr. Gergley noted that within this particular area, the vehicles will be parked by either a tow truck personnel or representatives of the police department and thus there is no need for the wheel stops.

On a motion by Mr. Patterson, with a second by Mr. McCuen, with all members verbally voting in favor and raising hands the Planning Commission recommended approval of the requested waivers, modifications, and plan based on the March 4, 2021 David Miller Associates review letter for the project.

- b. **#2021-03 AJ Home Solutions Subdivision and Land Development 33 South Eastland Drive.** Mr. Steve Gergley of Harbor Engineering was present to represent the project. Mr. Gergley indicated that the property is approximately 1 acre in size with an existing residence which is in significant disrepair and will be razed with the project. The site will be developed with a duplex and a single-family dwelling each on their separate lots with a shared driveway for two of the units. Mr. Gergley indicated that the site has already been granted the necessary variances for the project to proceed. Mr. Gergley described the waivers and modifications requested. Mr. Patterson questioned if an access easement and maintenance agreement and easement would

be provided and if either of the existing driveways would be used. Mr. Gergley indicated that the existing driveway is a loop and will not be utilized and that a new access easement and maintenance agreement and easement will be provided. Mr. Siesholtz indicated that there is somewhat of a grading issue on the property on the north side. Mr. Gergley noted that one of the twins will have steps but finished first floor will be equal with garages at first floor level as well. Mr. Hutchison questioned if proposed deferred improvements along the frontage of the property have been designed for with the stormwater management for the project. Mr. Gergley stated that it may be better with a larger project with the neighbor to the north given the grading that would be required given the existing contours. There was no public comment.

On a motion by Mr. Patterson, with a second by Mr. McCuen, and all members verbally voting in favor and raising their hands, the Planning Commission recommended approval of the waivers and modifications noted in the February 23, 2021 review letter of David Miller Associates and recommended conditional approval of the land development plan based on the March 1, 2021 Lancaster County Planning Commission review letter and the February 23, 2021 David Miller Associates review letter ensuring that there is an access easement and maintenance agreement for the shared driveway that is to be recorded with the subdivision and land development plan and that the plan accounts for the frontage improvements in the stormwater management portion of the plan.

- c. **#2021-07 High Associates Ben Franklin Boulevard Subdivision Plan.** Mr. Tony Sietz of High Associates, Mr. David Miller of Rettew, and Mr. Mark Stanley of McNees, Wallace & Nurick were present to represent the project. Mr. Sietz introduced the project as a portion of the Walnut Street Extension and Greater Lancaster Heritage Pathway. Ben Franklin Blvd will be dedicated to East Lampeter Township while the Walnut Street Extension will be a Pennsylvania State roadway. Ben Franklin Blvd will connect to the Walnut Street Extension at a roundabout just to the northwest of the Pennsylvania College of Health Sciences and then connect to Greenfield Road at the existing intersection with Ben Franklin Blvd. This subdivision creates the right of way for the future Ben Franklin Blvd which will allow the project as a whole to move forward through PennDOT. The project provides for a pedestrian easement and traffic signal easements with this right of way subdivision. A stormwater management easement over the existing basin which was originally for the construction of the Pennsylvania College of Health Sciences (PCHS) and will now be associated with the newly described Lot 1 which was previously described as Lot 6 (this is the vacant lot located between the church and the PCHS). There will be a pedestrian trail along Ben Franklin Blvd on Lot 1. Mr. McCuen questioned the round about that was originally considered for the Ben Franklin Blvd and Greenfield Road intersection. Mr. Miller noted that the round about was ruled out because of the larger footprint that would be required with a round about rather than a signalized intersection. Mr. McCuen asked where the pathway crosses Ben Franklin Blvd how will that be handled with signals or flashing lights. Mr. Sietz indicated some type of safety feature but don't have a firm answer at this time. Mr. McCuen noted that the pathway is not yet funded and thus will be developed at a later date. Mr. Sietz stated that the plan is to construct both the roadway and the pathway at the same time. Mr. Siesholtz questioned if the parking area is just specifically for the trail or if a park and ride could occur there. Mr. McCuen asked if restroom facilities would be placed at the trail head. Ms. Hitchens noted that varied options will be considered at trail heads. Ms. Rider

inquired if the parking area will be accessed from Willow Road. Ms. Hitchens stated that the parking area is only accessible from Walnut Street Extension and Ben Franklin Blvd. Mr. Miller read through the waivers and modifications. Mr. Siesholtz noted that the centerlines were not provided on the plan and thus it was hard to determine if they will align through the Greenfield/Ben Franklin Blvd intersection. Mr. Miller stated that due to the turn lanes that will be installed, the centerlines will align. Mr. Patterson questioned the pedestrian easements on the east side of the right of way. Mr. Miller stated that crosswalks will tie into the existing sidewalks. Mr. Rutt questioned the differentiation between Lot 1 and Lot 6 noted on the David Miller Associates review letter. Mr. Miller noted this will be rectified with a resubmission. Mr. Siesholtz wanted to ensure that the Township would have an opportunity to review the construction of Ben Franklin Blvd. Mr. Miller stated that the Township has been fully involved in the PennDOT HOP process and will be provided the opportunity to review and comment. Mr. Stanley noted that the PennDOT HOP plans deal with Walnut Street Extension and Ben Franklin Blvd to the intersection with Greenfield Road, along with the Greater Lancaster Heritage Pathway, thus the entire project. Mr. Siesholtz questioned the existing stormwater basin results in any issues with lot coverages for the PCHS lot. Mr. Miller indicated that the PCHS site continues to meet the requirements. Mr. Siesholtz noted that currently both lots are under the same ownership but that may not always be the case thus a stormwater easement with operation and maintenance requirements will be necessary. Mr. Siesholtz noted that currently there are no comments from the Lancaster County Planning Department and thus any comments will need to be addressed. There was no public comment.

On a motion by Mr. Rutt, with a second by Mr. Patterson, and all members verbally voting in favor and raising their hands, the Planning Commission recommended approval of the waivers and modifications noted in the March 3, 2021 review letter of David Miller Associates and the forthcoming comments from the Lancaster County Planning Department noting that a stormwater easement is required with an operation and maintenance agreement and a pedestrian easement for the continuation of the trail along Ben Franklin Blvd.

Briefing Items:

- a. #2021-05 Lancaster Lincoln LLC, 2246 Lincoln Highway East, Land Development Plan. Ms. Hitchens described the proposed improvements of a Popeye's Chicken fast food restaurant with a drive through. There is question if the connection to the property to the west makes sense at this time given the egress proposed on the property.
- b. #2021-06 Lloyd Miller of Landis Foods, 679 Hartman Station Road, Land Development Plan. Ms. Hitchens stated that the proposal is for an additional building on the property to the west of the existing building connected to the existing parking area.
- c. Conditional Use Application for 2601 Lincoln Highway East for Quarry view Construction headquarters. Mr. Siesholtz questioned if this qualifies as historic. Ms. Hitchens noted that the applicant will need to provide this information during the hearing. Mr. McCuen questioned if this was the same property that was considered for a hotel a few years ago. Ms. Hitchens replied affirmatively. Mr. Ben King of Quarry view Construction noted that the new building will

be in place of buildings already on the property and will be an accessory use. He also noted that the buildings on the property have not been maintained for approximately 14-15 years.

Other Business:

- a. None at this time.

Announcements:

- a. Mr. McCuen questioned since Manheim Township is not allowing composting what is East Lampeter Township doing. Mr. Hutchison noted that East Lampeter Township made an application to PA DEP for technical assistance and in the meantime service can be made through your trash hauler or with purchase of a key from West Earl Township for their facility.

Adjournment:

On a motion by Mr. Patterson and a second by Mr. McCuen with all voting in favor, the meeting was adjourned at 9:15 pm. The next Planning Commission meeting will be held on Tuesday, April 13, 2021 at 7:30 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602.

Respectfully submitted,

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