

Planning Commission Meeting Minutes
November 10, 2020

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, November 10, 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, Director of Planning and Mr. Ralph Hutchison, Township Manager were present in the public meeting room.

Public Present in public meeting room:

Anthony Petersheim, Lancaster Design
Dan Petersheim, Pine Hill Trailers

Public Present via ZOOM:

Dave Bitner, RGS Associates
Sarah Young, Keystone Custom Homes
David Miller, Rettew Associates
Mike Rush, High Associates
Todd Shenk

Mr. Keylor read the statement of recorded meetings.

Minutes:

The minutes of the October 13, 2020 meeting were approved as written on a motion by Mr. Rutt and a second by Mr. McCuen with all verbally voting in favor and raising their hands.

Old Business:

- a. **#2015-38 Devon Creek Phase 2 Subdivision and Land Development Plan** – Mr. David Bitner of RGS Associates and Ms. Sarah Young of Keystone were present to provide an update on the plan given that some time had transpired since the Planning Commission recommendation of January 2016. Mr. Bitner noted that the project was put on hold for a few years to work through the potable water issues. A potable water source has now been approved by the Pennsylvania Department of Environmental Protection and East Lampeter Township Board of Supervisors through the conditional use process. The change to the plans that were reviewed and a recommendation made by the Planning Commission is the fact that there will now be a building housing the water system within Phase 2. Mr. Keylor stated that given that the Planning Commission had already provided a recommendation on the plan that no action was needed at this time and that the Planning Commission is looking forward to seeing the project move forward as it is good planning. Mr. McCuen questioned if the removal of Duquesne was considered and Mr. Bitner indicated that he believed it was not.

New Business:

- a. **#2020-17 High Properties Zook Yoder Esh Revised Plan** – Mr. David Miller of Rettew Associates and Mr. Mike Rush of High Associates were present to represent the plan. Mr. Miller noted that this is a revised land development plan with the major change being the roadway connection to the existing manufactured home park from Road D and connecting to Gail Place rather than from Road A and connecting to Summers Drive. This connection change resulted in changes to stormwater and sewer connections and requires three modification requests pertaining to roadways. Mr. Miller requested that High Associates not be required to post additional financial security given that there is already security held with an additional 10%. Ms. Hitchens noted that without a cost estimate update that the Planning Commission would not be able to discern whether the additional costs are within the 10% holding.

On a motion by Siesholtz and second by McCuen, 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 revised subdivision and land development plan based on the forthcoming LCPC review letter and the DMA review letter dated 11/10/2020 with further condition that the applicant provide an updated cost estimate for review prior to the Board of Supervisors meeting so that a determination can be made if such is within the 10% already being held for the original subdivision and land development plan for this site. If the cost estimate is within 10% then no additional funds

will be required, if not additional funds will be required and the developer's agreement may need to be altered. In addition, the Planning Commission recommended approval of the modifications requested for the revised subdivision and land development plan.

b. #2020-20 D&E Properties 2975 Lincoln Highway East Waiver of Land Development and Stormwater Management – Mr. Anthony Petersheim of Lancaster Design and Mr. Dan Petersheim of Pine Hill Trailers were present to represent the request and noted that they are moving forward with the land development process but have an immediate need for a building addition of 1,440 square feet resulting in approximately 140 square feet of impervious surface that has not been accounted for in the 2018 stormwater management plan for the site but will be accounted for through the land development process that is beginning. The applicant has elected to a self-imposed condition of 18 months for the waiver of land development and stormwater management. East Lampeter Township staff shared the 11/10/2020 waiver review request which indicated that if recommended for approval, three conditions should be considered: that any further changes to the site shall proceed through the land development process, that such approval be granted for an 18-month time period and should the land development process not be completed then the addition shall be removed, and that all building permit requirements shall be adhered to for a permanent commercial building.

On a motion by McCuen 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 waiver of land development and stormwater management based on the November 10, 2020 review letter from East Lampeter Township staff with the conditions being that any further changes to the site shall proceed through the land development process, that such approval be granted for an 18-month time period and should the land development process not be completed the addition must be removed, and that all building permit requirements shall be adhered to for a permanent commercial building.

Briefing Items:

- a. #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.
- b. #2020-19 Mary and Levi King 12 Hedgewood Avenue Lot Add On Plan for approximately 3,400 square feet to be added to the 12 Hedgewood property from the 8 Hedgewood property along the eastern property line of 8 Hedgewood.

Other Business:

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

Announcements:

- a. Thank you to Dan Przywara for his service on the Planning Commission to date and to East Lampeter Township.
- b. Thank you to Chairman John Keylor for his 39 years of service on the Planning Commission and to East Lampeter Township.

Adjournment:

On a motion by Mr. McCuen and a second by Mr. Rutt with all verbally voting in favor, the meeting was adjourned. The next Planning Commission meeting will be held on Tuesday, December 8, 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.org for more information to attend via ZOOM or consider viewing the Planning Commission meeting on the East Lampeter Township You Tube channel.

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