

Planning Commission Meeting Minutes

October 12, 2021

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, October 12, 2021 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The statement of recorded meetings was played for all in attendance. Chairman Siesholtz called the meeting to order at 7:30 pm followed by the Pledge of Allegiance. Other Commissioners present were Mr. Roger Rutt, Mr. Randy Patterson, Mr. David Sinopoli, Assistant Zoning Officer, Mr. Colin Siesholtz, Director of Planning, and Alecia J. Hair, Zoning Administrative Assistant. Ms. Sarah Rider of the East Lampeter Township Planning Commission attended via Zoom.

Public Present in Public Meeting Room:

Steve Gergely, RLA-Harbor Engineering
Marc Singley -K&W Engineering
Ken Johnson-Conestoga Valley School District

Minutes:

The minutes of the September 14, 2021 meeting were approved on a motion by Mr. Rutt and a second by Ms. Sarah Rider with all voting in favor.

Old Business:

- a. None.

New Business:

- a. **#2021-22-Beitzel Spraying-Preliminary/Final Land Development Plan-685 Hartman Station Road:** Mr. Steve Gergely presented on behalf of the applicant, Beitzel Spraying, a farm building sanitation business. The existing modular office will be removed, small parking lot, existing driveway to southern neighbor, access drive with additional parking, stormwater management facilities, current on-lot water. No technical changes regarding Section 5050 C & 5050 G. Modification requested however David Miller/Associates missed comment in their review letter dated 09-29-21. Deferral of road widening along Hartman Station Road, deferral of curbing along Hartman Station Road and waiver of curbing for internal; sidewalk deferral. Modifications of loading ratios. The applicant is looking to reduce impervious coverage, and are requesting waivers and deferrals regarding curbing, road widening, and sidewalks to be granted. David Miller/Associates addresses sidewalks on the road waiver in the parking compound and their October 5, 2021 needs justification from David Miller/Associates for the modification. Very little public to the site, new parking area is very close to the building.
- b. Mr. Patterson made the motion to recommend approval to Board of Supervisors for project #2021-22: Beitzel spraying preliminary/final Land Development Plan to include a waiver of the preliminary requirements, to approve alternative scale, approve comment related to item #3 proposing existing modifications of existing features directly adjacent to the property, recommend the deferral be granted along Hartman Station Road widening; curb along Hartman Station Road, waiver to be granted for curbing within new parking compound to be constructed; deferral of sidewalks along Hartman Station Road; waiver of sidewalks from the new parking compound. Maximum loading ratios: as indicated in September 29, 2021 Letter from Harbor Engineering regarding loads themselves, granting existing manmade features, modifications that requirement within 200' within area of survey. Subdivision requirements and comments by Lancaster County Planning Department dated September 3, 2021, recognizing Hartman Station Road granting deferral of widening and

On a motion by Mr. Patterson, seconded by Mr. Rutt, and all voting in favor to recommend approval based on the David Miller/Associates Comment letter dated October 5, 2021 and the Lancaster County Planning Department Review letter dated September 3, 2021.

- c. **#2021-26-Smoketown Elementary-Waiver of Land Development-2110 Horseshoe Road:** Marc Singley of K & W Engineers addressed the Planning Commissioners with the request of a Waiver of Land Development for Smoketown Elementary to move into the current Middle School Location, 455 Mount Sidney Road for the addition of 140 square foot vestibule, pervious permanent playground. The Stormwater Management Plan will go before the Board of Supervisors. Brief background of the current Middle School located at 500 MT Sidney Rd. The School District is currently building the new middle school with plans to move Smoketown Elementary to the current middle school. Changes will include the Administrative Office, IT Department, and virtual academy moving into current Smoketown Elementary School. The project is mostly interior renovations of the building including fit-outs. Looking at adding 25 new spaces to front of building and 9 spaces near loading area. Requesting a waiver of Land Development due to the building addition being 140 sq. ft. vestibule and new 10' x 40' shed, after removing two existing smaller sheds. Feel minor addition and rest of project decreasing impervious coverage but 1,000 sq. ft.; East Lampeter Township Staff review letter states the school district is proposing renovations to middle school and elementary school, shed removal, eliminating parking, reducing; rear parking will lose 44 spaces and will be replaced with pervious permanent playground; "wood carpet". New parking in front will be 25 spaces, concrete sidewalks, concrete pad, misc. improvements. Under zoning, reduction in; recommend approval given minimal improvements. K&W September 29, 2021 includes waiver of request, includes SWM Plan with documents; Staff agrees the waiver be granted with condition of acceptable Stormwater Management Plan with approval from Township engineer before going to Board of Supervisors.

Mr. Rutt made a motion to approve the waiver of land development, contingent upon approval of the Stormwater Management Plan by the Township Engineer. The motion was seconded by Mr. Patterson. The motion passed, all voting in favor.

Briefing Items:

- a. **#2021-27-Quarry View Shop-Final Land Development Plan-2603 Lincoln Highway East** is a contractor business proposed with proposed accessory storage building and office addition. Currently has two dwellings on site and barn, they are proposing some parking as well as buildings for business; will be seen at a later date. Chairman Siesholtz requested conditions from recent Conditional Use documents granted for the property.
- b. **#2021-28-Sundance Car Wash-Preliminary/Final Land Development Plan-1728 Lincoln Highway East** is a Car Wash looking at reconfiguration of lanes. The property will have same use, different configuration, proposing 6 lanes and a mechanical room.
- c. **#2021-29—Mister Car Wash-Preliminary/Final Land Development Plan-2175 Lincoln Highway East** is another car wash facility; this will be a new facility with a few stacking lanes. Point of Clarification: these are two different car wash facilities owned by separate entities.

Other Business:

- a. None at this time.

Announcements:

- a. None at this time.

Adjournment:

On a motion by Mr. Patterson and a second by Mr. Rutt with all voting in favor, the meeting was adjourned at 8:19 pm. The next Planning Commission meeting will be held on Tuesday, November 9, 2021 at 7:30 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602.

Respectfully submitted,

Colin Siesholtz
Director of Planning/Zoning Officer