

PLANNING COMMISSION MEETING MINUTES
June 18, 2020

Call to Order: Chairman Jim Nagle called the meeting to order at 7:01pm with the Pledge of Allegiance. Members present were Steve Groff, Matt Warfel, Mary Stoltzfus, Andy Toms and Garrett Weaver.

Staff: DeeDee McGuire, Township Manager, Amanda Hickman, Community Development Director.

Minutes Approval:

Steve Groff made a motion to recommend approval of the March 19, 2020 minutes, seconded by Andy Toms. Motion passed 6-0.

Public Comment: None

New Business:

Snyder Funeral Home -

Caroline Hoffer, of Barley Snyder, and John Hershey from RGS Associates were present to represent the applicant, Snyder Funeral Home, Chad Snyder spoke regarding the project and their request to rezone the property. While the funeral home business is allowed in both districts, the OTR Zone requires the lot size to be 3 acres. The applicant is only requesting 2-acres for this project.

Applicant is requesting to rezone a 2-acre portion of vacant land from Office Technology Residential (OTR) to Commercial Highway (CH) along Willow Street Pike. The applicant is currently the equitable owner of said 2-acre portion and intends to consolidate with the adjoining parcel located at 2421 Willow Street Pike (currently zoned Commercial Highway) and develop the resultant tract into a funeral home/crematorium.

Mary Stoltzfus made a motion to recommend approval of the rezoning request to the Board of Supervisors. Motion approved 6-0.

Nevco Fuel Service, LLC - 1177 Gypsy Hill Road – Conditional Use

Attorney Dwight Yoder, from Gibble Kraybill and Hess and Gerald Bicher, General Manager for Nevco, and Stacy from Hiltz Tanks were present for the applicant. Currently there is a 30,000-gallon propane tank situated on a concrete slab that was previously used as a hog barn. Applicants plan is to use this facility as a secondary fill tank for use in delivering propane to various farmers in the surrounding area. If approved for use in this location, there will also be a 10,000-gallon tank for diesel fuel. Gases will be used for such items as chicken houses, grain dryers, tankless water heaters for dairy barns and cooling fans for livestock. Diesel fuel will be delivered to farms for tractors and farm equipment such as dairy milk coolers and back-up generators. Applicant is proposing that there would be no employees on site, no parking, no weekend or evening deliveries.

Nevco is currently leasing the property at 1177 Gypsy Hill Road from FarmQuest, LP and the applicant was unaware that they needed Township approval before placing the tank. Applicant was told by 2 separate tank provided that this service was regulated by the Department of Labor and Industry, as the L&I controls/regulates the propane industry, however, the Township can decide where the tanks can be used. Mary Stoltzfus asked about the inspections for the equipment, and Mr Bicher responded that Nevco does quarterly inspection and L&I does yearly inspection of the equipment. It was also asked if any contact had been made with the neighboring property regarding the use of the shared driveway. Amanda Hickman also asked whether there were any plans to provide a buffer between the tanks and the adjacent residential property.

DeeDee McGuire asked what truck route was going to be used for the deliveries as Morningside Drive does not permit large trucks, and also made the applicant aware of future road projects that would shut down the area of Gypsy Hill Road and Long Rifle Road for a period of several months. She stated that had the applicant made contact with the Township prior to installing the propane tank, then perhaps another location would have been suggested.

No motions or recommendations were required by the Planning Commission as Conditional Use applications are decided by the Board of Supervisors.

Community Development Report- Amanda gave a brief review of those project that would be before the Planning Commission in the coming months:

KFG Trucking 1004 Willow Street Pike – Land Development Plan Modification

Sheetz has picked up their demo permit and is getting ready to start their project

Snyder Funeral home will be back at some point with their Land Development Plan

The West Lampeter Township Comprehensive Plan will be going out to bid for a consultant to assist the Planning Commission in preparing an update to the Comp Plan. The Request for proposal will go out on or about July 1, 2020. With an anticipated selection date of September 14, 2020.

Adjournment: Steve Groff made a motion to adjourn the meeting, seconded by Garrett Weaver. Motion approved 6-0 Meeting adjourned at 8:25pm.