

PLANNING COMMISSION MEETING MINUTES
June 16, 2016

Call to Order:

Chairman Dave Schreder called the meeting to order at 7:00 PM

Roll Call: Dave Schreder, James Nagle, Paul Browning, Matt Parido (7:10pm), Rick Breneman, Andy Toms, and Lamar Rohrer.

Staff: Joellyn Warren Community Development Director, Denise Glatfelter Comm. Development Assistant and DeeDee McGuire Township Manager, Geoff Beer Board of Supervisor member.

Minutes Approval:

Jim Nagle made a motion seconded by Rich Breneman to recommend approval of the May 19, 2016 minutes as presented. Motion passed 6-0 with 1 abstention.

New Business: Subdivision/Land Development Plan for Darryl & Janice Weaver, 1501 Eshelman Mill Road. This project involves the combining of a 55.12 acre Ag lot with a 19.45 acre Ag lot to create a 74.57 acre Ag lot. The project involves the construction of a proposed 40,572 square foot duck barn for the raising of approximately 38,000 ducks to be used in the restaurant industry, a compost shed, a manure storage area and an access drive leading to the new structure, and a Stormwater plan. Applicant is requesting Waivers to Section 240-24.C Roadway Improvements. Peter Hughes of Red Barn Consulting appeared to represent the Garretts and their project at 1501 Eshelman Mill Road. The Commission members had several questions and concerns regarding this project and the manure storage area and odor managements practices. The members would like to see more information regarding the following information: concrete ramp, fence and lock detail, rip-rap to decrease the velocity on the drainage basin, nutrient management plan, an MOU as a form of negotiation for any modification requests to the existing legal right of way, and the drainage issues along Eshelman Mill Road and Long Rifle Road. It was suggested that Red Barn contact the Township Roadmaster regarding the right of way and drainage issues.

A motion was made by Paul Browning and seconded by Jim Nagle to table this discussion and put it on the July 2016 Agenda to allow the applicant time to supply the requested information to the Planning Commission. Motion carried 7-0.

Revised Final Plan for Millcreek Phase 2 - Wilbur McMichael was present to represent Millcreek Phase 2, the Charlan Group and George Desmond. Applicants are requesting permission to submit an updated/revised landscape plan prepared by Rob Gabriel & Assoc. which shows the current placement of trees in Phase 2. Mr McMichaels presented an HOA vote from the May 18, 2016 Homeowners Association Meeting showing no objection to the revised plan.

A Motion was made by Jim Nagle to approve the revised Final Plan for the reduction in the number of trees in Millcreek Phase 2, based on the submitted site plan, comments from LCPC and Rettew's comment letter dated June 9, 2016. The motion was econded by Andy Toms to move project to the BOS. Motion carried 6-0 with 1 abstention.

Grace Community Church Sketch Plan 212 Peach Bottom Road – Steve Gergely from Harbor Engineering, and John Baker, a Church Member, were present to represent Grace Community Church to present a sketch plan for a potential rezoning request for an addition and parking before a formal submission to the Zoning Hearing Board and the Planning Commission for Land Development. The church is proposing a 15,000sf addition for larger sanctuary seating, additional classrooms and offices. As part of the expansion, the Church is also proposing improvements to parking and traffic circulation. The Church has recently purchased an adjoining lot (.5 acre property) to the west of the Church, which is zoned MS. The purpose of this lot is to provide additional parking. Because the property is currently zoned R2 any expansion would exceed the maximum lot coverage permitted.

Community Development Report:

We have received a Recycling Grant from DEP for \$204K for increasing our recycling program. We will purchase 64 gallon toter style recycling containers which will be free to all residents and will be available in 2017.

Updates to SLDO Projects:

Deluxe Beverage, we still waiting on comments from the Engineer.

1602 Lincoln Highway East Plan Waiver. East Lampeter Twp has tabled the plan until comments brought up by our Commission have been addressed.

Taco Bell Land Development plan submitted . Plan is to tear down current building a build a smaller facility.

Turkey Hill Final Subdivision and Land Development Plans- Revised plans have been received and are being worked on. Plans will be before the Commission at a near future date.

Reinhart Café 1702 Lampeter Road, Stormwater Project is in and a permit to construct the shell building has been issued.

Work on the stone house at the intersection of Lampeter and Village Roads has started. Currently, they are only doing repointing. No permits for any other work have been requested.

Stone Meadow Place. Applicants have received permit approval from PennDot. Township met with the Developer to discuss options for increasing the number of units per acre, which may require a Zoning amendment.

Adjournment: A motion to adjourn the meeting was made by Paul Browning and seconded by Andy Toms. Motion was approved 7-0. Meeting was adjourned at 9:05pm.