

PLANNING COMMISSION MEETING MINUTES
July 21, 2016

Call to Order:

Chairman Jim Nagle called the meeting to order at 7:00 PM

Roll Call: James Nagle, Paul Browning, Matt Parido, Rick Breneman, and Lamar Rohrer.

Staff: Joellyn Warren Community Development Director, Denise Glatfelter Comm. Development Assistant and DeeDee McGuire Township Manager.

Minutes Approval:

Rich Breneman made a motion seconded by Matt Parido to recommend approval of the June 16, 2016 minutes as presented. Motion passed 5-0.

Public Comments: John Pearson from Willow Valley Condo's was present to share the Condo's concerns over the traffic situation on Willow Valley Drive. The Condo Association is requesting consideration to not allow left hand turns on to Willow Valley Drive from the new Commercial Development. The Board stated that this is a private road and therefore has no impact on what can be done to ease traffic concerns. It was suggested that the Condo Association submit a copy of the agreement between Willow Valley Assoc. and the Condo Assoc, along with an opinion letter from their attorney to clarify the road agreement to the Commission.

Old 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 240-10.A Preliminary Plan and Section 240-24.C Roadway Improvements. Peter Hughes and Austin Steffy of Red Barn Consulting appeared to represent the Garretts and their project at 1501 Eshelman Mill Road. Per the June meeting, more information regarding the following was provided as requested. Fence & Lock Detail has been added to page 407 and lock will be in place at all times. Concrete will have "broom finish" (detail on page 406) for added traction. A PVC ladder has also been included for more safety. Concerns regarding the Stormwater Discharge, in terms of dissipation of flow, riprap has been revised to a plunge pool (sheet 205 shows detailed description of plunge pool with a 20x20 rip rap apron). Inlet grates, requested by Roadmaster Jim Kreider, are noted on sheet 302. Two on NW corner of Eshelman Mill Road and one at Long Rifle Road where the Stormwater will discharge. Those inlets will be coordinated and managed by the Township and the Roadmaster. The MOU, right to reserve additional right of way is already in progress with the Township Attorney.

A motion was made by Paul Browning and seconded by Matt Parido to approve the Waiver to Section 240-10.A Preliminary Plan and Section 240-24.C Roadway Improvements, subject to the conditions of the reviews and approval of the MOU by the Township. Motions approved 5-0. Paul Browning made a motion to move the project to the Board of Supervisors, seconded by Rich Breneman, conditioned on LCPC letter dated 5/23/2016, ELA letter dated 7/15/16 and Joellyn's memo dated 7/14/2016. Motion carried 5-0.

Land Development Plan-Deluxe Beverage, 2911 Willow Street Pike - Dave Keener was present to represent Deluxe Beverage and Mr Savani. Applicant seeks to expand existing Commercial building for use as a beverage distributor. Entrance will be from Donnelley Drive only. A request for a PennDot HOP for exit to Willow Street Pike has been submitted for approval. Penn Dot has suggested that the existing inlet be re-routed off of Donnelley Drive to the curb area of Willow Street Pike. Original inlet to be capped.

In reference to the ELA letter dated 7/15/16, landscape timbers will be used to separate the existing residence from the new parking area. Paving in that area will also be removed and a landscaped area will be put in place. As for the painted hatching on the plan, it was recommended that a note be put on the plan to reflect that maintenance of the painted area be maintained by the property owner to be repaired and/or repainted as needed, through wear and tear from vehicle traffic.

Members are still concerned about the legibility of the drawing as submitted. Chuck Haley noted that his office has reviewed the plans several times and notes that this facility location is very busy; his office has made sure that the technical aspects of the plan have been fulfilled.

Rich Breneman made a motion seconded by Lamar Rohrer to approve the Waiver to Section 240-10 Preliminary Plan.

A motion to approve a Waiver from Section 240-26 Sidewalks was made by Rich Breneman and seconded by Lamar Rohrer. Motions passed 5-0.

Paul Browning made a motion to move project to the Board of Supervisors conditioned on Joellyn's memo dated 7/15/16, LCPC letter dated 7/12/16 and the ELA letter dated 7/15/16. It was also conditioned on all the stipulations from tonight meeting be noted on the plans prior to submission to the BOS. Rich Breneman seconded the motion. Motion approved 4-1.

Community Development Director Report – The DCED grant for \$250k for Village Park was not approved. The Parks Board is now in the process of doing a feasibility study for the ballfield and renovations to Village Park. After the study is submitted additional grant funds may be submitted in 2017-2018.

We have hired a new Stormwater Coordinator, Charity Kadwill who will be assisting ELA with Land Development plans and small projects under 5,000 sf of impervious coverage. She will also be doing inspections with ELA and the Public Works Director. Her time will be split between East Lampeter Twp and West Lampeter Twp. She will be at ELT for 2 days and the rest in WLT.

The BOS has designated WLT as Zoning Officer for Conestoga Twp. We have been doing their plan reviews and inspections under the UCC for the past 7 years. Kevin Hertzog was appointed Deputy Zoning Officer and Joellyn as Zoning Officer. A full review and time commitments will be provided to the BOS by the end of the year.

Adjournment: A motion to adjourn the meeting was made by Matt Parido and seconded by Rich Breneman. Motion was approved 5-0. Meeting was adjourned at 8:12pm