

PLANNING COMMISSION MEETING MINUTES
January 18, 2018

Call to Order:

Vice Chairman Jim Nagle called the meeting to order at 7:03 PM

Roll Call: James Nagle, Matt Parido, Rick Breneman, Lamar Rohrer and Steve Groff.

Staff: Community Development Director Joellyn Warren, Township Manager DeeDee McGuire, Denise Glatfelter Comm. Development Assistant and Chuck Haley ELA. Also in attendance were Geoff Beers and Bob Patterson, Township Supervisors.

Reorganization:

- A. Chairman Nomination** – Lamar Rohrer made a motion, to nominate Matt Parido to serve as Chairman of the Planning Commission. There being no other nominations, Matt Parido was elected as chairman by a vote of 4-0
- B. Vice Chairman** – Matt Parido made a motion, to nominate Rick Breneman as Vice Chairman. There being no other nominations, Rick Breneman was elected by a vote of 4-0.

Andy Toms was to be sworn in for another Term on the Planning Commission, but as he was absent from tonight's meeting, he may come into the office to take the oath or wait until the February meeting. The Board of Supervisors has already reappointed Mr. Toms for a new Term.

Minutes Approval:

Jim Nagle made a motion seconded by Steve Groff to recommend approval of the November 16, 2017 as presented. Motion passed 5-0.

New Business:

Jim Nagle recused himself from the discussion as he is employed by Willow Valley Associates.

Willow Valley Associates – Relocation of Existing Chapel. Applicant is seeking a lot-add on and relocation of the chapel across Willow Valley Drive to behind the Double Tree Inn.

Tim Harrison representing Willow Valley Associates and Tom Wenger from Site Design Concepts were present to discuss the plan. A correction to the drawing was provided since this is not a Preliminary/Final Plan, it is a Preliminary Plan only. This project has already received a Variance from Section 285-65.D(1)(b) Buffer Yards and Section 285-11(G)(1) Time Limits and Approvals at the November 14, 2017 Zoning Hearing Board.

Willow Valley is requesting to use 10.2 acres located behind the Double Tree Inn at the golf course which is 36.5 acres. They have requested a subdivision of 7.7 acres from the golf course and aggregate it to the new lot for the chapel. The current golf course will go from a 9-hole course to a 7-hole course. Willow Valley also received approval from the Board of Supervisors to rezone the 7.7 acres from OSR to CH, remaining area for the golf course is reduced to 29 acres.

Applicant seeks waivers/modifications from Section 240-15.E Reports. ELA asked the applicant to provide additional documentation to support waivers. Willow Valley will provide/submit a revised preliminary plan after incorporating suggestions from Township Staff Memo dated January 12, 2018 and Township Engineer comment letter dated January 10, 2018. This Preliminary plan is scheduled to go before the Lancaster County Planning Commission on February 12, 2018.

Public Comments were heard from Jack Sampson, home owner at 227 Willow Valley Drive, and John Pierson, home owner and President of the Condo Association, 256 Willow Valley Drive. Both gentlemen voiced concerns regarding the amount of impervious coverage being added to the grounds, as well as their concerns for the increase in traffic on Willow Valley Drive.

Planning Commission took no action.

Willow Valley Associates – Crossroads Phase III - Preliminary Land Development Plan - Applicant is seeking to construct commercial/retail/ restaurant uses and redevelop existing parking lot.

Tim Harrison representing Willow Valley Associates and Craig Smith from RGS Associates were present to discuss the plan. The project proposes to redevelop the existing parking lot to contain Mick's American Pub and other commercial/retail uses, including all associated parking, sidewalks, utilities and Stormwater management facilities. The existing chapel that is located on the project site is being re-located as part of a separate plan. The current Phase III plan identifies 16,600sf of mixed commercial uses. The new restaurant plan will occupy 5,900sf with parking. In reviewing the ELA review letter dated January 10, 2018, several items were discussed that included walls, design, patio and wall location and sewer & water notification, as well as Zoning Issues such as lighting requirements, architectural/design details and deliveries. Applicant will address all comments at the February 2018 Planning Commission Meeting.

Jack Sampson, 227 Willow Valley Drive, again addressed the commission members regarding the amount of traffic that will be added to Willow Valley Drive. When told about the traffic study that was submitted at the beginning of the Crossroads project, Mr Sampson asked if the traffic study was available. Joellyn Warren, Community Development Director, stated that the study was available to be reviewed at the office.

Planning Commission took no action.

Community Development Report:

There were no questions regarding the Monthly Community Development report. Joellyn provided an update on the Peony Road Tract which will be starting soon. All Contractors and their subs for this project need to be reported to the Township. In the coming weeks, the blasting company will be notifying neighbors of their proposed blasting schedule.

Country Meadows- Phase IV Is currently undergoing revision to their Stormwater Plan.

The Bridgeport Crossroads project will be hosting a Drop in Open House on January 31, 2018 from 4pm to 8pm at the Harrisburg Area Community College Lancaster Campus, 1641 Old Philadelphia Pike, Room 203. Anyone who lives, works, plays in or passes through the Bridgeport area are welcome to attend. This project is in cooperation with West Lampeter Township, East Lampeter Township, Lancaster Township, City of Lancaster and PennDot. The purpose of the meeting is to discuss ideas for improvements to the streets, sidewalks, trails, bus service and the overall community character of the Bridgeport Area.

Adjournment: A motion to adjourn the meeting was made by Lamar Rohrer and seconded by Jim Nagle. Motion was approved 5-0. Meeting was adjourned at 8:12pm.