

**PLANNING COMMISSION MEETING MINUTES**  
**January 19, 2017**

**Call to Order:**

Chairman Dave Schreder called the meeting to order at 7:02 PM

**Roll Call:** Dave Schreder, Rick Breneman, Matt Parido, and Lamar Rohrer

**Staff:** Joellyn Warren, Community Development Director and Denise Glatfelter Comm. Development Assistant,

**Minutes Approval:**

Rick Breneman made a motion seconded by Matt Parido to recommend approval of the December 15, 2016 minutes as presented. Motion passed 4-0.

**New Business**

**Land Development Plan – Lampeter-Strasburg School District Athletic Fields 1600 Book Road, Lancaster, PA**

Applicant is seeking approval to make upgrades to existing Sports Fields 1 & 2, construction of new dugouts, concession stands, ticket booths, as well as adding artificial turf to the existing fields, and new lighting to field 2 and the baseball fields

Dave Horn from Architel and Scott McMackin from Cowan Associates were present to discuss the plan. Applicant is requesting Waivers from Section 240-10A Preliminary Plan, Section 240-15.C(3)(a thru g) Existing Features and Section 240-15.E(3)(g) Traffic Impact Study. A Motion was made by Rick Breneman and seconded by Lamar Rohrer to approve the Waiver Request conditioned on the ELA comment letter dated January 12, 2017, Staff Memo dated January 12, 2017 and LCPC Memo dated December 13, 2016. Motion carried 4-0.

After a lengthy discussion regarding Stormwater Management it was decided that the Plan would be tabled until the February 16, 2017 meeting when the applicant will have the lighting diagram, the Geotechnical Report and a Modification Request for Ordinance 230-32 dealing with Volume Control and Recharge. Crystal Hessler from Castile Valley Consultants, who designed the proposed system, was also present to discuss the Stormwater Plan.

**Sketch Plan – Morr Outdoors Willow Valley Crossroads Development Northwest Corner of Long Lane and Willow Street Pike.**

Applicate is seeking approval to construct an 8,960sf one story building for retail gun sales and a shooting range.

Joel Young from Rettew Associates and Tracy Fornwalt, Partner at Morr Outdoors, were present to present the Sketch Plan. The building will consist of a 3000sf retail area, a 3000sf shooting range with 12 lanes and an area for classrooms for training. The three main concerns for this project are the HVAC, which will be designed to turn over the air every 90 seconds, Noise, which will be minimized by the use of Durapanel which is a rubberized panel used for noise reduction of up to 70 to 100+%, bullet traps will consist of steel frames and pieces of rubber; and lastly, Safety and Security, cameras will be placed both inside and outside the building, Alarm System for all exterior doors, and glass will only be used at the front entrance. Owner is hoping to be open by Labor Day 2017.

**Community Development Director Report** – There were no questions on this report.

**Adjournment:** A motion to adjourn the meeting was made by Matt Parido. Motion was approved 4-0.  
Meeting was adjourned at 9:05pm