

PLANNING COMMISSION MEETING MINUTES
February 15, 2018

Call to Order:

Vice Chairman Matt Parido called the meeting to order at 7:03 PM

Roll Call: Dave Schreder, James Nagle, Matt Parido, Rick Breneman, Andy Toms and Steve Groff.

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

Minutes Approval:

Rick Breneman made a motion seconded by Steve Groff to recommend approval of the January 18, 2018 as presented. Motion passed 6-0.

Old 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 Englerth from Site Design Concepts were present to discuss the plan. 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(3) Reports. ELA had asked the applicant to provide additional documentation to support waivers. Willow Valley's justification for the Waiver is based on the submittal of a Land Development Plan, and the simplicity of the project. Willow Valley submitted a revised preliminary plan after incorporating suggestions from the PC Meeting on January 18, 2018. While Willow Valley has not yet met with the Willow Street Fire Chief regarding the relocation of the Chapel, Joellyn has met with Chief Reese, and he had no problem with the plan. A suggestion from Rick Breneman to add a fire hydrant closer to the chapel was discussed as well as a re-run of the turning template to show an area closer to the Chapel for the ladder truck. Rick Breneman made a motion seconded by Dave Schreder to approve the Modification as submitted, and approve the Preliminary Plan in compliance with Township Staff Memo dated February 9, 2018, Township Engineer comment letter dated February 8, 2018 and LCPC Memo dated February 13, 2018. Motion passed 5-0 with one abstention.

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.

Applicant is seeking a Modification to Section 240-24.R.(3)(h) Access Drive – Clear Site Triangle. The modification is being requested to reduce the clear site triangles to 50 feet by 100 feet at the proposed parking lot entrances. The triangle would extend 50 feet into the parking lot and 100 feet along the access drive. The justification for the request is that both parking lot entrances intersect a private access drive. Since intersections will be stopped controlled. A clear site triangle, especially 100 feet from the intersection, provides little benefit, also a 100 foot clear site triangle will unnecessarily impose restrictions on available parking areas.

Other items under review such as SD/LD, Stormwater Management and Zoning issues will be addressed and revised per Township memo and ELA Review Memo prior to being presented to the Board of Supervisors. A Motion was made by Rick Breneman and seconded by Andy Toms to approve the modifications conditioned on Staff Memo dated February 9, 2018, ELA letter dated February 8, 2018 and LCPC letter dated January 23, 2018. Motion passed 5-0 with 1 abstention.

Community Development Report:

There were no questions regarding the Monthly Community Development report.

The Bridgeport Crossroads project hosted a Drop in Open House on January 31, 2018. Anyone who lives, works, plays in or passes through the Bridgeport area was 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. A website for the project has been set up for information on the project. Access to the information is available on the WLT Website along with a short survey to collect thoughts and ideas for the project.

Adjournment: A motion to adjourn the meeting was made by Dave Schreder and seconded by Jim Nagle. Motion was approved 6-0. Meeting was adjourned at 8:00pm.