

**PLANNING COMMISSION MEETING MINUTES
February 16, 2017**

Call to Order:

Vice Chairman Jim Nagle called the meeting to order at 7:04 PM

Roll Call: Jim Nagle, Rick Breneman, Matt Parido, Andy Toms and Lamar Rohrer

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

Minutes Approval:

Matt Parido made a motion seconded by Lamar Rohrer to recommend approval of the January 19, 2017 minutes as presented. Motion passed 4-0 with 1 abstention.

New Business:

Final Lot Add On and Land Development Plan – Reinhart Café Phase 2, 1702 Lampeter Road, Lancaster, PA

Wesley Morgan of CGA Architects and Keith Reinhart, Owner were present to present the Plan. Applicant is seeking to combine a .53 acre commercial lot to a .86 acre lot creating 1.39 acre commercial lot. The project also includes the construction of an outdoor pavilion, 33 parking spaces and an access drive off of Village Road.

Applicant is requesting a Modification from Section 240-10.A Preliminary Plan to submit a revised Preliminary /Final Plan. A Motion was made by Rick Breneman and seconded by Andy Toms to approve the Modification. Motion approved 5-0.

After a brief discussion regarding the Right of Way, Rich Breneman made a Motion to move the project on to the Board of Supervisors, conditioned on compliance with ELA letter dated February 6, 2017, Township Memo dated February 8, 2017 and LCPC letter dated January 24, 2017, and conditioned on the Right of Way being dedicated to the Township or a Modification to the Plans with notes on the Plan for future Right of Way dedication. Motion was seconded by Matt Parido. Motion approved 5-0.

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

Adjournment: A motion to adjourn the meeting was made by Matt Parido, Seconded by Rick Breneman. Motion was approved 5-0. Meeting was adjourned at 8:05pm