

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

**Call to Order:**

Vice Chairman Jim Nagle called the meeting to order at 7:040PM

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

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

**Minutes Approval:**

Matt Parido made a motion seconded by Lamar Rohrer to recommend approval of the February 16, 2017 minutes as presented. Motion passed 5-0 with 1 abstention.

**New Business:**

**Land Development Plan– Dustin Martin Tract-1906 Bridge Road, Lancaster, PA**

Jim Henke, Project Manager for Pioneer Management LLC was present to present the plan. Applicant is seeking approval of a Final plan for a 2-lot subdivision. The property in question is a 63-acre farm owned by Dustin Martin's grandparents. The one lot Subdivision is for a Single Family Residential home. Lamar Rohrer recused himself from this proceeding for personal reasons.

Applicant is requesting Waivers from the following Sections:  
Section 230-32.A(2)(c) - Loading Ratio's  
Section 230-37.C(1)(a)[4] – Minimum Pipe Diameter  
Section 230-37.C(1)(c)[1] – Manhole Design  
Section 230-37.C(1)(d)[1] – Minimum Swale Freeboard  
Section 240-15.C(3) – Features within 200' of the Subject Tract  
Section 240-24.C(1) – Improvements to Existing Streets  
Section 240-16.F.10 Improvement Guarantee

After a brief discussion regarding the above waivers, Matt Parido made a Motion to approve the Waivers, conditioned on compliance with ELA letter dated March 6, 2017, Township Memo dated March 8, 2017 and LCPC letter dated February 28, 2017. Motion was seconded by Andy Toms. Motion approved 5-0 with 1 abstention.

Motion to approve the Plan and move to the Board of Supervisors was made by Matt Parido and seconded by Steve Groff. Motion approved 5-0 with 1 abstention.

**Conditional Use Site Plan – Doug Keener – Gypsy Hill Road and Long Rifle Road, Lancaster, PA**

Jim Henke, Project Manager for Pioneer Management LLC was present to present the Plan. Applicant is seeking approval to subdivide a 1.984-acre residential lot from parent tract located at 1266 Gypsy Hill Road. Applicant seeks a Conditional Use to permit a Flag Lot under Section 285-40 Flag Lots.

The lot in question has been conveyed to Shirley Keener by the Estate of Harlan N Keener in March 2017. The deed is to be recorded in the very near future. The lot is intended to be

used for a single family detached dwelling. Public Sewer will eventually be provided as well as an on-lot water well.

Motion to move to the Board of Supervisors made by Matt Parido and seconded by Lamar Rohrer. Motion approved 6-0.

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

Scott McMackin of Cowen Associates and David Horn were present to present the plan. Applicant is seeking approval to make upgrades to Athletic fields 1 and 2, and construct dugouts, concession stand and walkways. Applicant is requesting Waivers from the following Sections:

Section 240-10A Preliminary Plan

Section 240-15C(3)(a-d) Existing Features

Section 240-15C(3)(g) Traffic Impact Study

Section 230-32 Volume Control

Section 230-32.D Storage Facilities

After a brief discussion on the above Waivers, Matt Parido made a motion, seconded by Andy Toms to approve the Waivers, conditioned on conformance with ELA's letter dated 3/13/17 and Staff Memo dated 3/10/17 and Memo from LCPC dated 12/13/16. Motion was approved 5-1.

Motion to move the Plan forward to the Board of Supervisors was made by Matt Parido and seconded by Steve Groff. Motion approved 5-1.

**Final Land Development Plan – Willow Valley/Morr Outdoors – Northwest Corner of Long Lance and Willow Street Pike, Willow Street, Pa**

Jim Nagle recused himself from the discussion for professional reasons. For this reason, another member needed to be selected as acting Chairman. Rick Breneman made a motion to select Matt Parido as acting Chairman, motion seconded by Lamar Rohrer. Motion passed 5-0.

Joel Young from Rettew Associates and Tim Harrison, representing Willow Valley Associates were present to present the plan. Applicant is proposing to build an 8,965-sf facility to be used for gun sales and a shooting range. Mr Harrison notified the members that Willow Valley received notice that the Traffic Impact Study had been approved by PennDot for the Crossing at Willow Valley project. Applicant is requesting Modifications from the following Sections:

Section 240-10(A) Preliminary Plan

Section 230-32.A(2)(c) Loading Ratio

Section 230-37.A(1) Embankment Geometry

Motion was made by Lamar Rohrer and Seconded by Steve Groff conditioned on the ELA letter dated 3/9/17 and Staff Memo dated 3/9/17 to approve the Modifications requested. Motion approved 4-1.

Motion to move the Plan to the Board of Supervisors was made by Lamar Rohrer and Seconded by Steve Groff conditioned on the ELA letter dated 3/9/17 and memo dated 3/28/17 from LCPC. Motion approved 4-1.

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

Updates: Reinhart Property, BOS approved the plan at their March 13, 2017 meeting.

Village Park: Board of Supervisors approved making application to DCNR (Department of Conservation National Resources) for improvements to Village Park. This is our second application for funding for the athletic fields and other improvements. This is a \$250,000 grant to match the amount in the Township Capital Fund, which will give us \$500,000 to work with. The Township is working with a consultant on a Feasibility Study for making improvements to the Village Park Project designed by ELA Sports Group.

**Adjournment:** A motion to adjourn the meeting was made by Matt Parido, Seconded by Andy Toms. Motion was approved 6-0. Meeting was adjourned at 9:05pm