

PLANNING COMMISSION MEETING MINUTES
April 19, 2018

Call to Order:

Vice Chairman Matt Parido called the meeting to order at 7:00 PM

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

Staff: Community Development Director Joellyn Warren, Township Manager DeeDee McGuire, Denise Glatfelter Comm. Development Assistant and Chuck Haley ELA Township Engineer. Board of Supervisors Members Geoff Beers and Bob Patterson were also present.

Minutes Approval:

Lamar Rohrer made a motion seconded by Andy Toms to recommend approval of the March 15, 2018 minutes as presented. Motion passed 5-0.

Willow Valley Crossroad Phase III – Final Plan - At this time Jim Nagle recused himself from the meeting, as he is employed by Willow Valley. Applicant is seeking to construct commercial/retail/ Restaurant uses and redevelop existing parking lot. Preliminary Plan was approved by the Board of Supervisors at their March 12, 2018 meeting.

Jim Harrison was present to present the Final Plan. Also present were Craig Smith from RGS Associates, and Rick & Diane Poillon from Willow Valley. Applicant reviewed the various comments presented by ELA, City of Lancaster and the Township. Comments from LCPC regarding additional sidewalks were addressed and the Applicant feels the amount of sidewalk on the plan is sufficient for the area. It was also noted that LCPC commended the Applicant for their inclusion of a network of sidewalks, crosswalks and off- street paths in its development proposal. All concerns have been addressed and will be made available to the Board of Supervisors for their May 14, 2018 meeting.

A motion was made by Rick Breneman and seconded by Andy Toms to move the Final Plan for Willow Valley Crossroads Phase III onto the Board of Supervisors conditioned on the compliance with Township Memo dated April 12, 2018, ELA letter dated March 30, 2018 and LCPC memo dated April 24, 2018. Motion approved 4-0.

Willow Valley Chapel Relocation – Final Plan – Applicant is seeking a lot-add on to relocate the Chapel across Willow Valley Drive behind the Double Tree Inn. The Preliminary Plan was granted approval by the Board of Supervisors at their meeting on March 12, 2018. Jim Harrison was present to present the Final Plan. Also present was Tom Englerth from Site Design Concepts, Land Development Consultants. Applicant reviewed the various comments presented by ELA, and the Township. LCPC stated they would not need to review the plan again, and that all of their comments had been addressed. Applicant is still waiting for the NPDES permit but do expect to have it for the Board of Supervisors meeting on May 14, 2018. The timing of the move was discussed. The actual move will not take place until all Plans have been signed and recorded. Most of the work involved will be preparing the new site, grading and foundation work. Actual moving of the chapel will take approximately one day. Willow Valley Drive will be closed for four (4) hours on the day of the move. Applicant will coordinate with the Township and will notify residents of the Condo's and the Apartments of closure. It was recommended that the residents and public safety officials be given a few days' notice of the closure and the move.

A motion was made by Rick Breneman and seconded by Lamar Rohrer to move the Final Plan to the Board of Supervisors conditioned on compliance with Township memo dated April 12, 2018 and ELA letter dated April 13, 2018. Motion approved 4-0.

Keener Tract Preliminary/Final Subdivision and Post Construction Stormwater Management Plan –

Jim Hinke, Pioneer Management, LLC was present to present the plan. Also present were Dwayne & Doug Keener. Applicant is seeking to subdivide a 1.984-acre residential lot from the parent tract located at 1266 Gypsy Hill Road. Applicant received a Conditional Use to permit a flag lot under Section 285-40 Flag Lots.

Applicant is requests the Waivers from the following Sections:
Section 240-24.C Improvements to Existing Streets
Section 230-32.A(2)(c) Loading Ratio
Section 230-33.C Dewatering Time
Section 230-36.B(1) Width of Riparian Buffer

After a brief discussion with the applicant regarding the above waiver requests, the following motions were made:

Section 240-24.C Improvements to Existing Streets, A motion was made by Jim Nagle and seconded by Rick Breneman to approve the waiver request conditioned on ELA's letter dated March 22, 2018. Motion approved 5-0.

Section 230-32.A(2)(c) Loading Ratio. A motion was made by Lamar Rohrer and seconded by Jim Nagle to approve the waiver request conditioned on ELA letter dated March 22, 2018. Motion approved 5-0.

Section 230-33.C Dewatering Time. A motion was made by Jim Nagle and seconded by Lamar Rohrer to approve the waiver request conditioned on ELA letter dated March 22, 2018. Motion approved 5-0.

Section 230-36.B(1) Width of Riparian Buffer. A motion was made by Jim Nagle and seconded by Lamar Rohrer to approve the waiver request conditioned on ELA letter dated March 22, 2018. Motion approved 5-0.

A Motion to recommend approval of the Final Plan and move to the Board of Supervisors was made by Rick Breneman and seconded by Andy Toms, conditioned on ELA letter dated March 22, 2018 as well as the Township memo dated April 11, 2018. Motion approved 5-0.

Community Development Report:

There were no questions regarding the Monthly Community Development report.

Country Meadows Phase 4 will be on the May PC Agenda with modifications on sidewalks on Felpel to adjoin with walks on Grouse Point.

Stone Meadow Place is moving forward. Township is reviewing plans in accordance with conditional approval.

Glick Farm Millport Road. Waiting for final grading and closeout plan.

Lampeter-Strasburg Athletic Field – Stormwater facility progressing slower than anticipated. The township has concerns regarding the dry basin continually filled with water and the potential to run over creating a hazard to neighboring properties.

Bridgeport Road Project – Six (6) different alternative have been discussed regarding traffic patterns. No round-about will be entertained at this point. Next meeting for the townships involved will be May 16, 2018. The traffic study survey is still available on line and it is suggested that anyone who lives, works, or travels in the area complete the survey.

Adjournment: A motion to adjourn the meeting was made by Jim Nagle and seconded by Rick Breneman. Motion was approved 6-0. Meeting was adjourned at 8:15pm.