

PLANNING COMMISSION MEETING MINUTES
May 17, 2018

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

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

Staff: Community Development Director Joellyn Warren, Township Manager DeeDee McGuire, and Chuck Haley ELA Township Engineer.

Minutes Approval:

Lamar Rohrer made a motion seconded by Jim Nagle to recommend approval of the April 19, 2018 minutes as presented. Motion passed 7-0.

Public Comment:

None

Old Business:

Country Meadow Phase IV – Revised Final Plan

Applicant is seeking approval of the Final Plan for a 16-lot single family subdivision and land development plan. Robert Gabriel from Robert Gabriel & Associates was present to present the plan. Also present were Todd Stumpf and Dan Siegreist, Custom Home Group. The applicant is requesting Waivers/Modifications to Sections 240-10 Preliminary Plan, Section 240-26 Curbs and Sidewalks, Section 240-23.N Temporary Turn Around and Section 230-36 Riparian Buffers.

Rob provided the Commissioners with a review of plan and changes made since the last presentation at the March 2018 meeting. The biggest change is the inclusion of sidewalks along Felpel Drive to match up with Grouse Point. Additionally, as per the engineer's comments, a waiver for turn around has also been submitted.

Pat Tedesco, 212 Country Meadows Dr, asked for clarification on the addresses for the last phase. He also asked for definition of rain garden and how it differs from other ponds in the development. He noted that there is significant erosion between lots 24 & 25 near the end wall.

After a brief discussion with the applicant regarding the above waiver requests, a motion was made by Rick Breneman and seconded by Dave Schreder to approve the waiver request conditioned on ELA letter dated April 17, 2018. Motion approved 7-0.

A Motion to recommend approval of the Final Plan and move to the Board of Supervisors was made by Dave Schreder and seconded by Jim Nagle, conditioned on ELA letter dated April 17, 2018 as well as the Township memo dated May 11, 2018. Motion approved 7-0.

New Business:

John R. Eshelman and Dian E. Eshelman – Lot Add-On Plan

Jane Richter, Land Grant Surveyors was present to present the plan. Also present were John Eshelman and Joanne Eshelman. Applicant seeks approval for a lot add-on plan to add Parcel A from Lot No. 1 to Lot No. 2 and Parcel B from Lot No. 2 to Lot No. 1.

Applicant noted that the only comment from LCPC is to include signature block on cover page.

Applicant is requesting a Waiver from the following Section:
Section 240-24.C Improvements to Existing Streets

After a brief discussion with the applicant regarding the above waiver requests, a motion was made by Rick Breneman and seconded by Andy Toms to approve the waiver conditioned on Township memo dated May 11, 2018. Motion approved 7-0.

A Motion to recommend approval of the Final Plan and move to the Board of Supervisors was made by Lamar Rohrer and seconded by Steve Groff, conditioned on the Township memo dated May 11, 2018. Motion approved 7-0.

Village Park – Letter of Consistency

Joellyn provided an overview of the Township's funding for improvements at the park to date and the intent to apply to DCED for \$250,000. Township currently has \$750,000 but needs a total of \$2.5 million to complete the project. A fundraising campaign is currently underway lead by the West Lampeter Township Community Foundation.

A motion was made by Jim Nagle and seconded by Andy Toms to certify that the Village Park Rehabilitation and Development Project is in compliance with "*Greenscapes*," the green infrastructure element of the Lancaster County Comprehensive Plan; "*Growing Together*," the regional comprehensive plan for the communities of the central Lancaster County adopted in 2007 by the Lancaster Intermunicipal Committee (LIMC); West Lampeter's Comprehensive Plan (2003) and Official Map (2014). Motion approved 7-0.

Community Development Report:

There were no questions regarding the Monthly Community Development report.

Willow Street Pike village improvement – No construction has begun. Project is still in planning and design stages.

Bridgeport Road Project – Several revised alternative have been discussed regarding traffic patterns. Steering committee has not agreed on alternatives and public meeting and follow up online survey has been postponed. Joellyn will send email once new date is established and survey is published.

It was discussed that the Township should request the City of Lancaster, who performs maintenance on street lights, to investigate timing of traffic light at Lampeter and Village Roads. Traffic southbound is backed up past Applecroft community most mornings and afternoons.

Adjournment: A motion to adjourn the meeting was made by Jim Nagle and seconded by Rick Breneman. Motion was approved 7-0. Meeting was adjourned at 7:50pm.