

**PLANNING COMMISSION MEETING MINUTES
May 21, 2020**

Call to Order: Chairman Jim Nagle called the meeting to order at 7:02pm with the Pledge of Allegiance. Members present were Steve Groff, Matt Warfel, Mary Stoltzfus in person and Matt Parido, Andy Toms and Garrett Weaver via conference call.

Staff: DeeDee McGuire, Township Manager, Amanda Hickman, Community Development Director.

Minutes Approval:

Matt Warfel made a motion to recommend approval of the March 19, 2020 minutes, seconded by Mary Stoltzfus. Motion passed 7-0.

Public Comment: None

New Business:

RV Mart-2817 Willow Street Pike, Special Exception Modification (Discussion)

Members had a brief discussion regarding the Special Exception Modification regarding a change in building location from the November 12, 2019 Zoning Hearing Board Decision. Applicant is proposing the relocation of the 15,410sf building, initially proposed from the center of the property to the southwest corner. Andy Toms had questions regarding the building elevation in the new location. No action will be taken this evening as the project first needs to be heard and approved by the ZHB at their June 9th meeting. If approved, a revision to the Land Development Plan would come back before the Planning Commission for approval or denial.

Smucker Welding Shop – Conditional Use

Attorney Reilly Noetzel, from Barley, Snyder was present for the applicant, as well as Larry Prescott from Professional Design & Construction, and Mr Smucker. Mr Noetzel gave a summary of the project. Parent tract is 30 acres zoned Ag. Applicant is proposing a 5-acre subdivision along Strasburg Pike. Proposed Plan has a minimum width of 200ft, a minimum depth of 200ft, side setback of 50ft, a front setback of 50ft and is 100ft from Strasburg Pike. Part of the property is in a PPL Utility ROW. There is a 150ft ROW easement and the new building will be just outside of that easement. The maximum height for a building is 35ft, they are proposing a 28ft high structure. The maximum lot coverage is 30%, and while the structure is not at that capacity, it is being designed to accommodate possible growth as is the stormwater management system. Maximum building size is 15,000sf and is currently 9,000sf again allowing for possible growth. There will be a 100ft paved area on the north side of the building for truck turning.

There are two structures not on the original plan. 1- a horse shed is proposed to be used for Amish employees to tie their horse to in order to keep them out of the weather, and there will also be a pasture/green space for the horses. 2- a power room for the diesel equipment to be used for HVAC, lighting and power for the machinery. There may/will be some outside storage of some items but that area will be screened. Parking is shown to be 30 spaces. The shop will employ between 6-10 employees and 10-20 customers per day. Most employee's will not be driving vehicles. The applicant has just submitted a request to PPL for a ROW Easement, and the applicant is willing to adjust the parking area to adhere to the easement.

Several questions from the Board members regarding the horse shed. This will be a three- sided structure with a roof on grass area and will be used to shelter only during business hours. The shed is not exempt from being included in the impervious coverage for this project. The nature of the business is for mostly repair of farm equipment but they do carry a minimal number of tools and parts for farmers to purchase. Outside storage will be on the paved surface, and will be for larger farm equipment. Turnover for this equipment is within a few weeks.

Willow Street Corner-2504 Willow Street Pike-Rezoning

Applicant is requesting to rezone 3-parcels of land at 2504-2506- and 2508 Willow Street Pike from Main Street Limited (MSL) to Commercial Highway (CH) to accommodate expansion of services. Applicant is the owner of 2504 and 2506 Willow Street Pike and equitable owner of 2508 Willow Street Pike with a commitment to purchase on or by July 31, 2020. Total combined acreage is .95. 2504 Willow Street Pike currently functions as an auto service station and includes a convenience store. 2506 and 2508 Willow Street Pike are currently functioning as single-family residences. From discussions with the applicant, it is understood that he will consolidate the three parcels and potentially use this area for retail uses that may include a drive-thru restaurant and an electronic/cellphone sales store.

Chairman, Jim Nagle recused himself from the hearing as he is employed by Willow Valley Associates. Steve Groff will continue as Chair for this hearing. Present for the Applicant were Melvin Hess of Gible, Kraybill and Hess, and Eric Harmon of Light, Heigel Assoc. This particular property is well known, for its unusual location, and due to its location and zoning, it is impossible for the applicant to expand and/or improve his business. Questions were raised regarding the introduction of additional traffic in this area. While there are major issues regarding traffic safety issues, and a significant PennDot Right-of-Way (ROW). A traffic impact study has been requested by the applicant and a Highway Occupancy Permit (HOP) request has been submitted.

The MSL District does allow for uses as residential and some commercial uses, it does not allow for restaurants and drive-thru's. Should this request be denied, the applicant's intent is to still combined the three lots and proceed as a Non-Conforming Use lot instead of rezoning.

Mary Stoltzfus made a motion, seconded by Matt Warfel to approve the Willow Street Corners rezoning request and forward the request to the Board of Supervisors. Motion passed 5-1 with 1 abstention.

Community Development Report- There were no questions regarding this report.

Village Park Project Update

DeeDee McGuire reported that the Board will be taking formal action at their June meeting to stop the project where we are due to funding issues, due to Covid-19 Pandemic. As many may know, the YMCA is in financial trouble, and while still trying to find funding, they are considering filing for bankruptcy. Without knowing the outcome and according to our contract/partnership with the Y if they were to default or file for bankruptcy, the Township would take ownership of the building. The partnership with the YMCA was between the Township, L-S Rec Center, Strasburg Borough, Strasburg Township and the L-S School District. At this time there are no definite plans for the building other than perhaps keeping it as a Community Center, or the possibility of another fitness business being interested in renting the building.

The good news is that in 2021-2022 the fields will be operational. All excavating will be completed, and the scoreboards, fencing, basketball courts, playground equipment and basecoat paving will be complete. The pavilion and restroom building will not be completed however all plumbing, heating, and electric will be in place for future building.

Adjournment: Steve Groff made a motion to adjourn the meeting. Motion approved 6-0 Meeting adjourned at 8:15pm.