

PLANNING COMMISSION MEETING MINUTES
June 21, 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 and Dave Schreder.

Staff: Community Development Director Joellyn Warren, Township Manager DeeDee McGuire, Chuck Haley ELA Township Engineer, Porter Stevens, LCPC, Geoff Beers, Twp Supervisor and Denise Glatfelter Community Development Assistant.

Minutes Approval:

Steve Groff made a motion seconded by Andy Toms to recommend approval of the May 17, 2018 minutes as presented. Motion passed 6-0.

Public Comment:

None

New Business:

Willow Valley Communities – Herr Farm Sketch Plan

Craig Smith was present to present the Sketch Plan on behalf of Willow Valley Communities, as well as Bill Koch from CCS Building Group. The property is located on the east side of Peach Bottom Road, and to the north of Wynwood Drive, and consists of approximately 137 acres. The improvements proposed on this Sketch Plan will fall within the R-1 portion of the site and will consist of approximately 47 acres. The northern portion of this property lies in the Township's R-3 Residential District.

Three types of residential uses are being proposed for the Willow Valley Campus: A Memory Care facility, independent living apartments and cottages. Proposed uses include 92 unit cottages, 120 unit apartments and 70 unit memory support facility.

Five, three story apartment buildings are proposed that will accommodate 24 independent living units each. Each building will include 36 underground parking spaces plus surface parking near building entrances. In addition to the apartments, 92 cottages in the form of singles, duplexes and a few triplex units are also proposed.

A brief discussion with several of the commission members regarding parking, setbacks and Stormwater Management were discussed. The suggestion was made to not have new streets dead end in this area, as it would cause a hindrance to emergency services personnel. It was also suggested that the applicant look into requesting an easement from LCCTC to avoid drainage in farm fields. Craig indicated that Stormwater Management will be provided mainly by detention basins to the east and north, and near the new entrance proposed on Violet Avenue. Other BMP's will also be implemented to meet NPDES Permit and Township Ordinance requirements.

Discussions:

Bridgeport Transportation Alternatives

Joellyn provided an update and diagrams from the latest meeting with several alternatives. Most alternatives eliminate left turns at the existing intersection. The most reasonable option was 4d which shifts to a new road at Weis Market. The characteristics of this options would be dual southbound thru

lanes along Pitney Road, eliminated eastbound left and westbound left turns at Pitney Road/Lampeter Road, dual left turn lanes onto relocated Old Philadelphia Pike, Old Philadelphia Pike alignment shifted slightly with a potential roundabout, private driveway restricted to right-in/right-out, new traffic signals at Pitney Road and Weis Extension and Lincoln Highway and relocated Old Philadelphia Pike. Existing signal at Old Philadelphia Pike and Lincoln Highway to be removed. Potential impacts to this design are that the new roadway alignment requires the raising of the Clean Enterprises Laundromat and Land Development impacts to the empty land to the east and north of Weis Market.

The committee is waiting for more input from the other municipalities before a final meeting is schedule and then scheduling a public meeting.

Short Term Rentals

As it stands now, our Township does not regulate short term rentals. The definition of a dwelling indicates that it shall be for "non"-transient" use. We currently have a few single family homes that are offering the full house or rooms for rent without permits. Staff would like input from the Planning Commission members to determine if and how to regulate such rentals.

The members did suggest that short term rentals be for less than 30 days and making the suggestion of insurance coverage. Other topics of discussion were, if allowing short term rentals should it be limited to certain zoning districts; should homes be owner occupied; would it be for one room or the whole house? Would there be a limit to so many weeks per year or days of the week. Should an annual permit be required, and if so, what building inspection would be required. The discussion also touched on the issue of the Lancaster County hotel tax and whether or not the homeowner would be responsible for collecting that tax.

Community Development Report:

There were no questions regarding the Monthly Community Development report.

Adjournment: A motion to adjourn the meeting was made by Andy Toms and seconded by Steve Groff. Motion was approved 6-0. Meeting was adjourned at 8:00pm.