

**PLANNING COMMISSION MEETING MINUTES
July 20, 2017**

Call to Order:

Vice Chairman Jim Nagle called the meeting to order at 7:00PM

Roll Call: Jim Nagle, Rick Breneman, Matt Parido, and Lamar Rohrer

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

Minutes Approval:

Lamar Rohrer made a motion seconded by Matt Parido to recommend approval of the June 15, 2017 minutes as presented. Motion passed 4-0.

New Business:

Land Development Plan and Lot Add-On-Grace Community Church, 212 Peach Bottom Road, Willow Street, PA

Steve Gergley, Harbor Engineering and John Baker were present to re-present the plan. Applicant is seeking approval of a Final plan for church building, parking, Stormwater improvements and lot add-ons. Present to oppose the plan were Doris and B Harold Thomas, 16 Dennis Drive, Kathleen Markley 13 Dennis Drive, Joanna Dishart, 12 Dennis Drive and Tim Harper Corner of East Kendig Road and Dennis Drive

Applicant is requesting Waivers from the following Sections:

Section 240-10.A Preliminary Plan
Section 240-15.C(3) Existing Features
Section 240-24.C Improvements to Existing Streets
Section 230-32.A(1) Volume Control

After a lengthy discussion regarding the above waivers, and concerns from several neighbors concerning traffic flow and parking on Dennis Drive, as well as design and calculations for the retaining walls on the east and west sides of the property, and the technical review from the Lancaster County Conservation District. The Commission voted to table the plan until the next regular meeting. The Applicant will provide a written time extension of 60 days in order to clean up some outstanding items.

Matt Parido made a motion to accept the time extension, seconded by Lamar Rohrer to continue the discussion until the August 17 2017 meeting. Motion passed 4-0.

West Lampeter Township Stormwater Permit Update

We are required under our current MS4 permit to submit a notice of intent for our new permit by September 2017. This is a five (5) year permit to put projects on the ground to reduce the amount of sediment, phosphorus and nitrogen. We have three (3) watersheds within our Township, the Conestoga River, Mill Creek and Pequea Creek. In the Conestoga/Millcreek watersheds, we have identified four (4) possible projects and five (5) alternates to reduce the overall sediment by 10%. Within the Pequea Creek watershed we have identified four (4) potential projects and two (2) alternates to reduce the overall sediment load by 10%.

Community Development Report

The work on the Charles property at the corner of Village & Lampeter Roads will be continuing. They are in the process of looking to replace the windows.

The Sone Meadow project plans were resubmitted and are being reviewed as of this meeting, in accordance with conditional use approval that was received in 2008.

Adjournment: Matt Parido made a motion to adjourn the meeting, seconded by Lamar Rohrer. Motion carried 4-0.