

PLANNING COMMISSION MEETING MINUTES
August 17, 2017

Call to Order:

Vice Chairman Jim Nagle called the meeting to order at 7:01PM

Roll Call: Jim Nagle, Rick Breneman, Matt Parido, Andy Toms, Lamar Rohrer and Steve Groff

Staff: Joellyn Warren, Community Development Director, Denise Glatfelter Comm. Development Assistant, Chuck Haley, Township Engineer, DeeDee McGuire Township Manager, Bob Patterson BOS member, and Brad Stewart Lancaster County Planning Commission.

Minutes Approval:

Lamar Rohrer made a motion seconded by Matt Parido to recommend approval of the July 20, 2017 minutes as presented, seconded by Rick Breneman. Motion passed 4-0 with 2 abstentions.

Old 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.

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 brief discussion regarding the above waivers, Steve Gergley noted the changes that were made to the plan. The issue on Dennis Drive was removed from the plan and a landscape buffer and sidewalk will be added. The 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, are still outstanding but will be completed in time to go before the Board of Supervisors.

Motions regard the above waivers are as follows:

Section 240-10 Preliminary Plan: Matt Parido made a motion, seconded by Steve Groff to approve the waiver conditioned on compliance with ELA letter dated August 8, 2017. Motion passed 6-0.

Section 240-15.C(3) Existing Features: Rick Breneman made a motion seconded by Matt Parido to approve the waiver. Motion passed 6-0.

Section 240-24.C Improvements to Existing Streets: Matt Parido made a motion, seconded by Lamar Rohrer to approve the waiver conditioned on compliance with ELA letter dated August 8, 2017. Motion passed 6-0.

Section 230-32.A(1) Volume Control: Matt Parido made a motion seconded by Lamar Rohrer to approve the waiver conditioned on compliance with ELA letter dated August 8, 2017

Rick Breneman made a motion to conditionally approve the plan pending the submittal of the technical review from the Lancaster County Conservation District, the calculations for the retaining wall and fence, and the easement agreement from Lloyd Hess, as well as compliance with the ELA letter dated August 8, 2017, Staff Memo dated August 10, 2017 and LCPC memo dated June 13, 2017. Motion was seconded by Steve Groff. Motion passed 6-0.

New Business:

Willow Valley Communities Revised Final Plan for the Glen – 211 Willow Valley Square

Joel Young, Rettew Associates and Bill Koch, CCS Building Inc were present to present the revised plan. The original Glen Plan was submitted in 2008 and included a 144-bed facility, a parking garage, as well as surface parking area. Renovations to the original plan will include adding a second loading dock, the removal of some of the parking area, to accommodate the additional loading dock, a walkway for access to the existing sidewalks and an outdoor area for residents.

Matt Parido made a motion to recommend approval of the revised final, seconded by Rick Breneman, conditioned on Staff Memo dated August 11, 2017 and ELA letter dated August 8, 2017.
Motion passed 6-0

Willow Valley Associates Presentation for the rezoning of land and Text Amendment to Zoning Ordinance

Jim Nagle recused himself as he is an employee of Willow Valley Associates and suggest that a temporary Chairman be appointed for the purpose of the presentation. Rick Breneman made a motion to nominated Matt Parido, seconded by Andy Toms, to act as Chairman. Motion carried 5-0.

Jim Thomas and Rick Poillon were present to make the presentation, The purpose of the presentation was to outline the rezoning request of a 7.8-acre parcel of land behind the Double Tree Resort currently zoned Open Space Residential (OSR). Willow Valley Associates would be requesting to have the parcel rezoned to Commercial Highway (CH) and join with the existing CH lot. The purpose of the rezoning is to be able to move the Willow Valley Chapel currently located on the east side of Willow Valley Drive, to the west side of Willow Valley Drive and south of Golf Club Drive.

As for the Text Amendment, according to the American Society of Golf Course Architects, the minimum size for an 18-hole golf course is 30 acres. Willow Valley is proposing that 25-acre minimum is sufficient for a 9-hole course. Willow Valley is requesting to add another use to the Table of Uses for a 9-hole golf course.

Lamar Rohrer made a motion, seconded by Andy Toms to approve the amendment to the Zoning Map and text amendment and to move on to the Board of Supervisors.
Motion carried 5-0 with 1 abstention.

Community Development Report

Peony Road Tract is now known as Spring Meadow and is ready to start site work in the near future.

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.

Village Park grant approval is still pending.

Reinhart Café is on tract and is expecting to be open in late September.

There was a short discussion between the members and staff, regarding concerns over the “piece-meal” way plans are being submitted to the Planning Commission without the applicant doing their due diligence before submitting their plans. Planning Commission members do not want to set a precedent when it comes to applicants requesting waivers and modifications.

Adjournment: Rick Breneman made a motion to adjourn the meeting at 8:25pm, seconded by Lamar Rohrer. Motion carried 6-0.