

**PLANNING COMMISSION MEETING MINUTES
September 20, 2018**

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

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

Staff: Community Development Director Joellyn Warren, Township Manager, Chuck Haley ELA Township Engineer, Porter Stevens, LCPC, Robert Patterson WLT Supervisor and Denise Glatfelter Community Development Assistant.

Minutes Approval:

Jim Nagle made a motion seconded by Andy Toms to recommend approval of the August 16, 2018 minutes as presented. Motion passed 4 -0 with 2 abstentions

Public Comment:

None

Old Business:

Willow Valley Associates – Preliminary/Final Subdivision Plan – Willow Woods Village

NOTE: Matt Parido made note that Jim Nagle will be recusing himself from this review, as he is employed by Willow Valley Associates.

NOTE: Rick Breneman also made a statement that while he has worked for RGS in the past, he is not involved with this particular project in any way.

Applicant is seeking to construct a two-story 7,055sf apartment building with nine units for property located at 102 Wycliffe Drive Lancaster, PA. The lot has 2.48 acres and contains an existing 6-unit, multi-family residential building with associated parking. To accommodate the additional units, the parking lot will be expanded by six spaces. A Stormwater Management Facility to the northeast of the development area is proposed to manage stormwater runoff. Public sewer and water connections will be made to serve the intended uses.

Craig Smith, RGS Associates Inc, and Rick Poillon from Winding Partners LP were present to present the Plan on behalf of Willow Valley Associates. Applicant is requesting Waivers/Modifications to the following Sections:

Section 240-10. A Preliminary Plan

Based on the minimal scope of this project, and that the plan will be filed as a single phase, a separate Preliminary Plan is unnecessary. Rick Breneman made a motion, seconded by Steve Groff to approve the modification request conditioned on compliance with ELA letter dated August 31, 2018. Motion approved 4-0-1 abstention.

Section 240-24.C(1) Improvements to Existing Streets - No road widening improvements, curb or sidewalks are proposed for the extension of Wycliffe Drive or along Locust Lane. Since the Wycliffe Drive cartway terminates directly after the intersection with Garber Drive, there is no need to create a long unnecessary dead-end street condition. Both streets have adequate right-of-way per ordinance requirements. The Township recently completed a project on Locust Lane that added curbing to the east of Wycliffe Drive and repaved the entire roadway. In order to stay consistent with the width of the improved roadway, no widening is proposed along the property boundary. Currently, there are curbs and

sidewalks on the south side of Locust Lane. Sidewalk also exists from Willow Woods apartment building to the intersection of Wycliffe Drive and Locust Lane. In order to connect to the existing sidewalk along the south side, applicant is proposing to add ADA crosswalks at the Wycliffe Drive intersection to connect with the Willow Woods sidewalk. A crosswalk would also be added to provide a pedestrian connection to the south side sidewalk connection at Florentine Drive to connect to Providence Park to the west. Rick Breneman made a motion seconded by Dave Schreder to approve the modification subject to compliance with ELA letter dated August 31, 2018, and to include a fee in-lieu-of for sidewalks and curbing. Motion approved 4-0-1 abstention.

Section 240-24.R(3)(h) Access Drive-Clear Site Triangles - A modification of the requirement is requested to reduce the clear site triangle to 50 feet by 100 feet at the redesigned parking lot entrance. The triangle would extend 50 feet into the parking lot and 100 feet along Wycliffe Drive. A stop sign and stop bar will be provided at the parking lot exiting land. Rick Breneman made a motion seconded by Dave Schreder to approve the modification subject to compliance with ELA letter dated August 31, 2018. Motion approved 4-0-1 abstention.

Section 240-25.B(1) Curbs

Applicant is requesting a modification to the curb requirement to install curbs along a sidewalk immediately adjacent to a parking lot. The existing sidewalk is not separated from the parking lot by curbing. Applicant proposes to match the existing conditions and provide curb stops. Dave Schreder made a motion seconded by Andy Toms to approve the modification conditioned on ELA letter dated August 31, 2018. Motion approved 4-0-1 abstention

Rick Breneman made a motion, seconded by Dave Schreder to approve the Preliminary/Final Plan and forward the plan on to the Board of Supervisors, subject to compliance with ELA Letter dated August 31, 2018, LCPC letter dated August 14, 2018 and Township Memo dated September 14, 2018. Motion approved 4-0-1 abstention.

Daniel Fisher – Preliminary/Final Land Development Plan - Bottom Line Ag Supply

Applicant seeks to create two buildings, an Ag storage building with 2,400 sf and a 4,400 sf Bottom Line Ag Supply business, for property located at 825 Strasburg Pike, Lancaster, PA. Project also includes 2 access drives, parking, outside tank storage and stormwater facilities.

Steve Gergely, Harbor Engineers, was present to present the Plan, on behalf of Daniel Fisher. Applicant is requesting Waivers from the following Sections:

Section 240-10 Preliminary Plan – Applicant is requesting a modification of the requirement to submit Preliminary Land Development Plan application and instead process the Plan as a Final Plan. Jim Nagle made a motion to approve the modification, seconded by Dave Schreder conditioned on ELA's letter dated September 14, 2018. Motion approved 6-0

Section 240-15.C.3 Existing Features – Applicant is requesting a modification of the requirement that existing features be shown within 200 feet of the subject property. Dave Schreder made a motion seconded by Andy Toms to approve the modification conditioned on compliance with ELA letter dated September 14, 2018. Motion approved 6-0.

Section 240-24.C Improvements to Existing Streets – The Applicant is requesting a modification of the requirement to improve existing Strasburg Pike and instead propose a deferment of improvements has been requested. Rick Breneman made a motion seconded by Andy Toms to approve the modification conditioned on compliance with ELA letter dated September 14, 2018 and if the Township determines that roadway improvements are not required, a potential fee-in-lieu-of, and/or acceptable deferment

agreement for roadway improvements, shall be discussed and established with the Township. Motion approved 6-0.

Section 230-32.A(2)(c) Loading Ratio – The applicant is requesting a modification to allow loading ratios to be higher than the recommended ratios. Andy Toms made a motion, seconded by Dave Schreder to approve the modification, subject to compliance with ELA letter dated September 14, 2018, Motion passed 6-1.

Section 230-37.C(1)(a) Pipe Design - The Applicant is requesting a Waiver of the 15” minimum pipe diameter in locations outside the right-of-way with vehicular loading. The applicant is proposing to use an 8” diameter pipe for Stormwater conveyance pipe discharging into the infiltration basin. Township Engineer recommend approval of this modification with the following condition: Documenting the 100-year storm detained watershed will be conveyed to the infiltration basin without bypass. Jim Nagle made a motion seconded by Steve Groff to approve the modification conditioned on compliance with ELA letter dated September 14, 2018. Motion approved 6-0.

Section 230-36.B Riparian Corridor Easement – Applicant is requesting a modification of this section to allow a reduced riparian corridor easement. The easement is proposed at 35 feet from the top of the bank in areas that are currently cultivated, and is to increase in width to include existing wooded areas along the surface waters. Applicant is currently working with the Conservation District to establish an updated conservation for the site through CREP (Conservation Reserve Enhancement Program). CREP plantings at 35 feet from the top of the stream bank will provide a reasonable vegetative buffer for the stream that meets the intent of the Ordinance, but allows the continued farming use. Jim Nagle made a motion, seconded by Any Toms to approve the modification conditioned on compliance with ELA letter dated September 14, 2018. Motion approved 6-0.

Rick Breneman made a motion seconded by Jim Nagle, to recommend approval of the Land Development Plan and forward to the Board of Supervisors, conditioned on compliance with ELA letter dated September 14, 2018, LCPC letter dated August 14, 2018, and Township memo dated September 14, 2018. Motion approved 6-0.

GR Mitchell Land Development Plan Waiver – Applicant seeks to build a 4,805-sf addition to the existing Commercial Retail Store, consistent with the original approved and recorded Land Development Plan in 1995. Being that the approved 1995 Land Development Plan has expired a Land Development Plan Waiver is required.

Steve Mitchell from GR Mitchell 14 Beaver Valley Pike, Willow Street, PA was present to present the Waiver request.

The applicant is requesting a LDPW in order to construct a 2-story building addition for office use at this original location as well as a 500-sf walkway. The addition was shown as a future addition on the original approved and recorded Plan in 1995, The new building is virtually identical to the existing plan with the exception of an additional stairwell. There will be no change in the number of people, therefore there is no change in parking, traffic or sewer and water usage. Storm water quality will be handled by restoring a previously constructed man-made channel that connects the two on-site basins for use as a bio-swale. A separate Stormwater submission will be provided for Stormwater Management approval.

Jim Nagle made a motion seconded by Dave Schreder to approve the waiver subject to compliance with Township memo dated September 14, 2018. Motion approved 6-0.

Village Park Redevelopment Plan – 800 Village Road, Lancaster, PA

Applicant seeks to redevelop Village Park, Proposed improvements include the construction of several multi-use sports fields, basketball and volleyball courts, a playground, two pavilions with restroom buildings, walking trails, parking facilities, site lighting, landscaping and stormwater facilities.

Chuck Haley ELA Group was present to discuss the plan. Applicant is requesting a Waiver from the following Section:

Section 240-10 Preliminary Plan – The Applicant is requesting a waiver of the requirement to submit a Preliminary Plan, and instead submit a Final Plan. A master plan for Village Park was started in 1996, and portions of that plan were done with the Final Land Development Plan for the L-S YMCA in 2008. This submission as proposed will provide for the completion of the master plan.

Dave Schreder made a motion seconded by Andy Toms to approve the plan, conditioned on compliance with LCPC letter dated September 11, 2018, ELA letter dated August 16, 2018 and Township memo dated September 14, 2018, to move forward to the Board of Supervisors. Motion approved 6-0.

Conditional Use- 1004 Willow Street Pike – Applicant is seeking conditional use to redevelop a vacant sight to operate a truck terminal.

Darrell Coyle, Charles and Assoc and Kevin Gavaghan, Property Owner were present to discuss the request. Applicant is seeking to construct a 60x80 foot post and frame building to park approximately 13 trucks and some equipment. Applicant seeks to use existing access drives and parking area and he will be removing the underground gas tanks.

Jim Nagle made a motion seconded by Steve Groff to forward project to the Board of Supervisors conditioned on compliance with Township memo dated September 14, 2018. Motion approved 6-0.

Community Development Report:

There were no questions regarding the Monthly Community Development report.

There will be an update on the Stone Meadow project Lampeter & Village Roads by Dave Charge for the October meeting.

There is no update on the Bridgeport Study.

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 8:50pm.