

PLANNING COMMISSION MEETING MINUTES
October 15, 2020

Call to Order: Chairman Jim Nagle called the meeting to order at 7:01pm with the Pledge of Allegiance. Members present were Matt Warfel, Mary Stoltzfus, Andy Toms and Garrett Weaver.

Staff: Amanda Hickman, Community Development Director and Denise Glatfelter, Recording Secretary.

Minutes Approval

Mary Stoltzfus made a motion seconded by Matt Warfel to approve the August 20, 2020 minutes. Motion passed 5-0.

Public Comment: None

Comprehensive Plan Discussion:

Wallace Montgomery has been approved by the Board of Supervisors at their October Budget Workshop meeting. Ray Moravec, VP of Planning and Lauren Good, Project Manager were in attendance to provide a basic information of how the project would proceed. Mr Moravec stated that while the company is based in Maryland, and most of their work is done in Maryland and Delaware they have worked on comprehensive plans with several municipalities in the state and county, the closest being Lancaster City and the City of Harrisburg. With a start date of November 2020, there will be several phases of work to include working with township staff and township committees; involving the public through community outreach using marketing and branding; providing updates on a designated comp plan website and in the LampPost Newsletter. They would also conduct online and hard copy surveys, hold workshops and public meetings. Taking into consideration the Covid-19 issue, the timeline to finish would be approximately November 2021.

Community Development Report-

Amanda gave a brief update on current plans:

Subdivision and Land Development

KFG Trucking

- LD plan revision approved. Amended agreements and LD plans in process of being signed and recorded.

RV Mart

- Submitted an application to modify their existing special exception. Intend to modify location of previously proposed maintenance and sales building. Reviewed by the PC on May 21st and heard by ZHB on June 8th. Prelim LD plan reviewed at the Aug. 20th meeting and received additional recommendations/comments regarding plan processing and waiver requests. Applicant to revise plans and re-submit. Variance request has also been submitted and will be reviewed at the November ZHB. *Plan sitting still, may require at Variance for setbacks.*

Edwin Forry- 751 Lampeter Rd.

- Submitted an application for lot add-on. Waiting for LCPC comments. Currently being re-evaluated by project consultant and extension requested.

Lloyd King- Barn LD Plan

- Applicant has rescinded the LD plan submission. Will pursue LD concurrently with Smucker Welding land development.

Willow Valley

- Stormwater management plan received. Comments from the Township engineer have been received. To be reviewed at the October BOS meeting, discussion only. *Approved by the BOS at the October BOS Meeting.*

Meadia Heights Golf Club

- Preliminary LD plan application submitted for club swimming pool. Under review currently with Township staff and ELA. To be reviewed during the November PC meeting.

Zoning

Smucker Welding Shop, LLC

- Conditional use application for Farm Service Business submitted. Reviewed by the Planning Commission on May 21st and received a recommendation for approval. Heard at the June 8th BOS meeting at which time the request was approved. Awaiting LD plan submission.

Sunoco

- Zoning map amendment petition was reviewed at the May 21st PC meeting and has received a recommendation for approval. LCPC had recommended approval at their June 8th meeting. Currently tabled following the June 8th BOS meeting. LCPC has since provided a formal written recommendation however the applicant has decided to postpone upcoming hearing requests to re-evaluate the project.

Chris Glick

- Special exception and variance request received for farm related business. Owner intends to operate a dog food sale/processing business at 1518 Millport Rd. Initially heard during the September ZHB. Extension requested, to be heard at the October ZHB.

Penn Grant Willow Street LP

- Special exception application received for the conversion of an existing building to a multi-unit dwelling. To be heard during the October ZHB meeting. *Approved by ZHB.*

Snyder Funeral Home

- Rezoning of 2acre parcel approved. Applicants have submitted for special exception for crematorium use, to be heard at the October ZHB. *Approved by ZHB*

Ongoing Projects

- Riverview Estates Stormwater – As built plans have been received, under review with ELA.
- Greenleaf Estates- As built plans under review with ELA.
- Continue to update MS4 Stormwater Management Program.
- Continue to monitor the Bridgeport Crossroads improvement project. Open house date TBD.
- Lloyd King Barn- under construction
- Sheetz- Demolition complete. Project under construction.
- Andrews Grain bin project complete.
- Spring Meadow- road dedication in process.

Adjournment: Andy Toms made a motion, seconded by Mary Stoltzfus to adjourn meeting. Motion approved 5-0. Meeting adjourned at 8:05pm.

