

PLANNING COMMISSION MEETING MINUTES
January 19, 2023

Members: Chairman Steve Groff, Vice Chairman Garrett Weaver, Mary Stoltzfus, Matt Warfel and Scott Riekers.

Staff: DeeDee McGuire, Township Manager; Chuck Haley, ELA Township Engineer; Geoff Beers, Township Supervisor; Michele Neckermann, Planning/Zoning Officer; Kim Yepremian, Planning/Zoning Officer & Recording Secretary.

Call to Order: Chairman Groff called the meeting to order at 7:00 pm with the Pledge of Allegiance.

Reorganization:

- A. Chairman Nomination –** Matt Warfel moved, seconded by Mary Stoltzfus, to nominate Steve Groff to serve as Chairman of the Planning Commission. There being no further nominations, Steve Groff was elected as Chairman by a unanimous vote of 5-0.

- B. Vice Chairman –** Mary Stoltzfus made moved, seconded by Matt Warfel, to nominate Garrett Weaver as Vice Chairman. There being no further nominations, Garrett Weaver was elected as Vice Chairman by a unanimous vote of 5-0.

Minutes Approval: Mary Stoltzfus made a motion, seconded by Garrett Weaver, to approve the December 15, 2022 minutes as submitted. Motion passed 4-0 with one abstention by Scott Riekers.

Public Comment: none

1891 Windy Hill Road – Final Lot Add-On Plan: Rob Visniski, of RAV Associates, presented the Final Plan for 1891 Windy Hill Road, accompanied by property owners Ron and Brandon.

- Plan is a lot line adjustment of a 2019 subdivision plan that established a 1-acre residential lot (Lot 2 - 1879 Windy Hill Road) from a 20-acre lot (Lot 1) at 1891 Windy Hill Road. Lot 1 is bisected by the East Lampeter – West Lampeter township line. Both properties are in the R-1 Zoning District.
- Lot 1 contains a single family detached dwelling and accessory buildings, a farm use, and Windy Hill Concrete.
- The Plan's purpose is to take acreage from 1891 Windy Hill Road to add to 1879 Windy Hill Road.
- The Plan recently received a Conditional Approval from the East Lampeter Township Board of Supervisors.
- There is one waiver/modification request from Section 240-24C. Improvements to Existing Streets: applicant is requesting a waiver from requirement to improve the roadway, as this is simply a lot line readjustment and no improvements are planned.
- The Township Engineer recommends waiver approval conditioned upon providing additional right-of-way of 8-feet be dedicated to the Township (from the PennDOT legal ROW to the Township Required ROW) and executing a deferral agreement for roadway improvements.

Motion: Mary Stoltzfus moved to recommend the Board of Supervisors grant approval conditioned on applicant addressing all the items in the ELA's letter dated December 20, 2022 of the Final Lot Add-On Plan for 1891 Windy Hill Road prepared by RAV drawing number 1-2, dated October 10, 2022. Scott Riekers seconded the motion. Motion approved 5-0.

Parkside at Lampeter Preliminary Subdivision Plan – Bill Swiernik, David Miller/Associates, appeared with Dan Metzler and Rob Hess to present the Preliminary Subdivision Plan that was last before the Planning Commission on October 20, 2022 for discussion and comment. Also in consideration were review letters by the Township Engineer dated January 9, 2023, staff comments from December 2022 and a Zoning Review dated January 11, 2023. Discussion centered around DM/A's waiver request letter dated September 9, 2022, revised October 13, 2022, and revised again January 18, 2023, which contained two additional waiver requests. **The Township did not receive the January 18th waiver requests prior to the Meeting,** although ELA was prepared to address the additional waivers.

A Conditional Use application for the development of 20.8 acres behind 1718 Lampeter Road into 66 single family dwellings, including 2 flag lots, was approved by the Board of Supervisors in a March 14, 2022 hearing. The development is located behind the Township municipal building and adjacent to Village Park. There will be a single point of access off of Lampeter Road, with a looping street through the neighborhood and terminating in a cul-de-sac. Emergency access will be provided into the development from the Village Park Drive side of the cul-de-sac (to be approved by the DCNR). There are two stormwater management facilities proposed, which will be privately owned and maintained by an HOA. The roadway will be dedicated to the Township. There is public water and sewer.

- **1. Section 240.24.N Maximum Cul-de-Sac Length – Maximum Centerline Distance of 800 feet:** Applicant proposed a centerline distance of 1,008 feet, to maximize the number of dwellings and provide adequate stormwater management facilities and open space. DM/A is under the assumption that this long cul-de-sac configuration was approved under the Conditional Use, previously granted by the Board of Supervisors. A license agreement for emergency access at the end of the cul-de-sac, to and from Village Park Drive across a surface of stabilized turf, is under review by DCNR. There is no longer emergency access proposed across Lot 71. ELA recommends the request be approved conditioned on execution of the cul-de-sac Emergency Access License with an approved surface design for emergency vehicles; see ELA letter 01.09.2023.

Motion: Matt Warfel moved to recommend the Board of Supervisors grant approval of waiver request/modification #1 240.24.N conditioned on applicant addressing all the items in ELA's letter dated January 9, 2023. Mary Stoltzfus seconded the motion. Motion approved 5-0.

- **2. Section 240-24.I.3 Horizontal Street Alignment:** Applicant is requesting a waiver/modification to allow for proposed streets to have horizontal curve radii of less than 150 feet for all of the corners, as specified in the request letter. Due to the challenging shape of the property, the proposed street layout provides the maximum number of dwellings and allows safe maneuverability at the proposed 25 MPH speed limit. An auto turn exhibit demonstrates turning movements for larger non-passenger vehicles, **although the Township Staff has not received the updated exhibit.** The Township Roadmaster and Lampeter Fire Chief have both objected to the turning motions that would result in trucks either driving over the curb or/and crossing the centerline at the corners of the development. Commissioners brought up the plan phasing and concern over the challenges and inconvenience of trying to build their way into the cul-de-sac, rather than out of it. Mr. Swiernik wants everyone to be clear that these issues were discussed early on, prior to the Conditional Use, and is under the assumption that this long cul-de-sac configuration was approved under the Conditional Use hearing. Additionally, Mr. Swiernik asserts that there are many 28-ft wide roadways in our Township with no restrictions with on-street parking locations. During the Conditional Use hearing, the desire for 32-ft wide streets was discussed as a compromise to the 34-ft requirement. The plan was shown to the Fire Chief at that time, who thought the layout was reasonable. The Township Engineer responded that neighborhoods with 28-ft wide streets are part of the Neighborhood Development Option (NDO) overlay district, which provides for such a width, whereas this plan is not an NDO. DM/A's position is that the street layout was approved by the Board of Supervisors in the Conditional Use hearing. Chuck Haley explained that the Conditional Use hearing approves the USE, and not specifics of the SALDO such as street dimensions. The Conditions in the Conditional Use Decision do not grant street layout/dimensional approval. ELA's opinion is that there are revisions needed in order to make the streets/corners maneuverable for emergency vehicles and larger trucks. Additionally, they recommend a review of the proposed on-street parking locations. Mr. Swiernik stated they would work with the Township to open up some of the radii for ease of turning the corners and eliminating some of the on-street parking locations that may impede the turning motions of larger box trucks or fire trucks.

Motion: Matt Warfel moved to recommend the Board of Supervisors grant approval of waiver request/modification #2 240.24.I.3 conditioned on applicant addressing all the items in ELA's letter dated January 9, 2023 and subject to approval by the Township Roadmaster and WLT Fire Chiefs. Garrett Weaver seconded the motion. Motion approved 5-0.

- **3. Section 230-35.J Assumed Impervious Coverage:** Applicant is requesting a waiver/modification to allow for the assumed impervious coverage for each lot to be less than the maximum permitted by the Zoning Ordinance. The justification is that the maximums for this zoning district are very high, and there is not enough room for the necessary stormwater management facilities for the number of desired dwellings. The Plans include an Impervious Cover Table for each lot with the allowable square footage of impervious surface. Both ELA and Township Planning/Zoning Officers requested that Stormwater Note 14 and the Impervious Cover Table be revised to note that the 1,000-sf stormwater exemption would NOT be applicable to this development, and that the lots would be bound by the impervious cover percentages listed on the Plan. ELA also requested a sketch showing a typical lot with dwellings and accessory structures. The sketch was presented to the Commissioners during the Meeting. **The Township staff did not receive the sketch or agreement to add the requested notes, prior to the Meeting.**

Motion: Matt Warfel moved to recommend the Board of Supervisors grant approval of waiver request/modification #3 230-35.J conditioned on applicant addressing all the items in ELA's letter dated January 9, 2023. Mary Stoltzfus seconded the motion. Motion approved 5-0.

- **4. Section 240-24.J Minimum Cartway Width for Minor Street and Cul-de-Sac – 34 feet:** Applicant is requesting a waiver/modification to allow for a 32-ft cartway. DM/A asserts that the reduced pavement area is adequate for vehicle movement, cuts down on stormwater requirements as well as maintenance of the roadway. Applicants also asserted the Township has many developments with 28-ft cartways. Mary Stoltzfus again brought up the concern, from a construction standpoint, that the plan phasing is going to be an issue if the larger construction vehicles can't get easily get around the development. ELA stated that doesn't mean the narrow streets are desirable in this development is which is one long curving cul-de-sac. ELA recommends conditioning the waiver on approval by the Roadmaster and Fire Chiefs.

Motion: Matt Warfel moved to recommend the Board of Supervisors grant approval of waiver request/modification #4 240.24.J conditioned on approval by the Township Roadmaster and the WLT Fire Chiefs from Willow Street and Lampeter. Scott Riekers seconded the motion. Motion approved 5-0.

- **5. Section 240-24.C.(1) Improvements to Existing Streets:** Applicant is requesting a waiver/modification of improving the property frontage along Village Road. Since the Township will be installing a sidewalk across the frontage of this lot, the Applicant proposed establishing additional right-of-way to allow for this future walkway. ELA recommends deferment of the required improvements for fee-in-lieu for future installation of sidewalks, consistent with Township action over the past 20 years.

Motion: Matt Warfel moved to recommend the Board of Supervisors grant approval of waiver request/modification #5 240.24.C(1) for deferment of required improvements for fee-in-lieu. Scott Riekers seconded the motion. Motion approved 5-0.

The Planning Commission has noted the comments and concerns made by the Roadmaster, EMS and Police Chief. Parking areas need to be corrected on the Plans. The Police can only enforce clearly signed No Parking areas.

Motion: Matt Warfel moved to recommend the Board of Supervisors grant approval conditioned on applicant addressing all the items in the ELA's letter dated January 9, 2023 of the Preliminary Plan for Parkside at Lampeter, prepared by DM/A drawing numbers 1-56, dated May 6, 2022 and subject to resolution of all waiver modifications 1 – 5 in DM/A letter dated January 18, 2023. Scott Riekers seconded the motion. Motion approved 5-0.

Parkside at Lampeter – Planning Module 4A – The development will be served by public sewer, but the Component 4A serves as notice to the Pennsylvania DEP of the modification to the Township's Act 537. **Motion:** Garrett Weaver motioned for the Chairman to sign the Planning Module Component 4A. Matt Warfel seconded the motion. Motion approved 5-0.

1404 Houser Road – Ag Security Area Petition – approximately 8 acres will be excluded from the preservation area; an Ag Advisory Board will be reviewing the petition and making a recommendation to the Board of Supervisors; the Board had wanted to keep additional right-of-way from being preserved, but the Township wasn't notified until the land had already been preserved by Lancaster Farmland Trust. **Motion:** Garrett Weaver motioned to recommend the Board of Supervisors grant approval for 1404 Houser Road to be added to the West Lampeter Agricultural Security Area. Mary Stoltzfus seconded the motion. Motion approved 5-0.

Community Development Updates:

Zoning Ordinance – will be presenting outline of the new Zoning Ordinance procedure and timeline to the Board of Supervisors during the February 1, 2023 work session, and then to the Planning Commission on February 17th.

Website and Resources – We are revising applications and posting them on the website and will continue to do so; we have also revised the Planning Commissioner Welcome Packet and can provide it via dropbox or flash drive to members upon request.

Willow Street Park – We are waiting on ARRO to revise the Plans to reflect the changes requested during the Board of Supervisor's Meeting:

- 5th pickleball court added
- Basketball court will be constructed with an impervious surface, not pervious.
- The walking trail will be surfaced with macadam rather than concrete.

Adjournment: Matt Warfel made a motion, seconded by Mary Stoltzfus, to adjourn the meeting. Motion approved 5-0. Meeting adjourned at 8:24 pm.