

PLANNING COMMISSION MEETING MINUTES
February 17, 2022

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

Members: Chairman Steve Groff, Vice Chairman Garrett Weaver, Jim Nagle, Andy Toms, Matt Parido, Matt Warfel, and Mary Stoltzfus.

Staff: DeeDee McGuire -Township Manager, Amanda Hickman -Community Development Director, Geoff Beers -Township Supervisor, Chuck Haley -ELA Township Engineer, and Kim Yepremian -Recording Secretary.

Minutes Approval: Andy Toms made a motion, seconded by Jim Nagle, to approve the January 21, 2022 minutes. Motion passed 6-0, with one abstention from Matt Warfel.

Public Comment: Mike Wagner, US Commercial Realty, spoke on behalf of Cindy Burkhart & Carol Shearer (Mylin Holdings LP), owner of several tracts of land in the Township. Of particular concern is the approx. 76 acres of undeveloped land at the northeast and northwest corners of the Eshelman Mill Road & Beaver Valley Pike intersection. This land is zoned OTR (office, technology, residential) and the owners are concerned as to how the update to the Comprehensive Plan will affect future zoning and development of this land. They also want to know how to become involved in the subsequent updating of the Township's Zoning Ordinance and Map. They want to be able to participate in trying to secure a zoning designation more beneficial to future development of the land.

Amanda Hickman informed them that the Comprehensive Plan update is in the final stages and should be approved by the BOS this spring. The OTR Zoning District was identified as needing re-evaluation in the Comp Plan update. All of the meeting agendas are posted on the Township website. We are not yet sure if we will hire a consultant to help with the Zoning Ordinance or if we will form committees. We have committed to a comprehensive re-zoning at this point. We will conduct resident email surveys and have an open house, as we did for the update to the Comprehensive Plan. Everything will be announced on our website and through whatever means is dictated by the MPC. Although the MPC does not require posting or legal notice of individual parcels affected by a comprehensive re-zoning, Township staff will contact affected property owners prior to the adoption of a new Zoning Map & Ordinance, should that happen.

Old Business: L-S Early Childhood Center: Final Land Development Plan – Scott McMackin of Cowan Associates was in attendance to present the Final Plan, which he stated had no significant changes from the Preliminary Plan. The comments in ELA's Review Letter, dated December 6, 2021, were incorporated into the plan. Also addressed was a re-evaluation of the dismissal time traffic counts to account for COVID-related lower attendance at the high school. Chuck Haley cautioned that since DEP was taking longer than usual to comment on the NPDES permit application, which was deemed "administratively complete" in November 2021, it might be better to wait to see if significant changes would have to be made. Scott explained that he was confident the BMPs were over-designed to help relieve existing stormwater issues along Pioneer Road and in the neighboring development, and he was not anticipating any issues with the NPDES permit. They would make the changes necessary to address any concerns raised in DEP's review.

After no further comments from the Commission, Jim Nagle made a motion, seconded by Matt Parido, to recommend approval of the Final Land Development Plan, conditioned upon compliance with ELA's December 6, 2021 review letter and DEP's comments and approval of the NPDES permit. Motion approved 7-0.

New Business: Agricultural Security Area Declaration: Stevie G. and Suzie L. King of 879 Eshelman Mill Road have applied to add their 54-acre farm to the Township's Agricultural Security Area (ASA). No public comments or concerns were made to the Township within the 15 days of posted and public notice. The ASA Advisory Committee reviewed the request and has no objections. The PC had a few questions such as the term of the ASA (no expiration) and concerns about the Township street right-of-way in case future improvements were to be made at the Eshelman Mill Road & Gypsy Hill Road intersection. Although the ASA designation would prevent "unreasonable taking" of the farmland, our solicitor has stated that the Township right-of-way is secure and not part of the protected land. No formal action is required by the Planning Commission for this application.

Community Development Report- Amanda gave a brief update on current projects:

Parkside at Lampeter LLC Conditional Use – will go before the BOS at the March 2022 meeting.

Sunoco 2504 Willow Street Pike – they will be presenting staff with a new sketch plan in the coming week.

Comprehensive Plan Draft - was presented at February BOS meeting and they gave the approval to proceed with the Standard MPC review process.

Willow Street Park – the rain garden was completed last fall, and now the re-design of the entire park will begin next.

Adjournment: Matt Parido made a motion, seconded by Andy Toms, to adjourn the meeting. Motion approved 0-0.
Meeting adjourned at 7:45pm.