

PLANNING COMMISSION MEETING MINUTES
March 18, 2021

Call to Order: Chairman Jim Nagle called the meeting to order at 7:00pm with the Pledge of Allegiance. Member's present were Steve Groff, Matt Warfel, Mary Stoltzfus, and Garrett Weaver.

Staff: Amanda Hickman, Community Development Director, DeeDee McGuire Twp Manager, Geoff Beers, Twp Supervisor, Chuck Haley, Twp Engineer.

Minutes Approval

Mary Stoltzfus made a motion seconded by Matt Warfel to approve the January 12, 2021 minutes. Motion passed 5-0.

Public Comment: None

Old Business: - 2504 Willow Street Pike – Sketch Plan (Revised)

Melvin Hess, Attorney for Anil Jivani, was present to present the revised sketch plan, along with Eric Harmon from Light-Heigel and John Schick from Rettew Assoc. Applicant's tenant, Dunkin Donuts has an issue with the existing drive thru lane. They are requesting a dedicated drive thru lane that does not go through the parking garage. Applicant is still working with PaDot regarding the access points. Currently there are 3 new sketch plan shows 2 one southbound in and one northbound in only. Questions regarding car stacking we also brought up. Dunkin is required to have room for 12 vehicles to stack so as not to interfere with other traffic. It was also suggested that the order window install bollards etc. to limit the drive-thru width and keep traffic that is entering from the southbound lane of Willow Street Pike from taking a short cut to the order window. Parking for in-store access was also discussed. Mr Hess is requesting a letter from the Township to present to Pa Dot so they can continue with the scoping process. Member's present voted 5-0 to continue the process.

New Business: Lampeter-Strasburg Early Childhood Center – Sketch Plan

Dave Horn, Landscape Architect, Scott McMackin, Project Engineer and Larry Lavato, Landscape Engineer were present to present the Sketch Plan. The proposed 56,000sf building is to be located at the North edge of the school campus off of Pioneer Road and Rosier Way. The school would be for kindergarten classrooms, Early Childhood Education, and rooms for school age childcare.

There will be 8 classrooms with 22 students per class. Currently there are 200 kindergarten students with 100 going in the morning class and 100 in the afternoon class. Childcare and Early Childhood education rooms will be in a separate wing of the building and childcare would run from 6am to 6pm. There were many questions and concerns regarding traffic flow, the proposed bus loop and additional parking areas, as well as stormwater run-off concerns for the neighbors directly downstream of the proposed building, and the esthetics of the proposed retention pond.

No motion was required but there will need to be further discussion regarding traffic along Pioneer Road.

Community Development Report-

Amanda gave a brief update on current plans:

Subdivision and Land Development

RV Mart

- Plan Withdrawn.

Edwin Forry- 751 Lampeter Rd.

- Plan Withdrawn

Meadia Heights Golf Club

- Preliminary LD plan received conditional approval at the December 14th BOS meeting. Final plan reviewed and conditionally approved at the January 21, 2021 meeting. To be reviewed during the March 8th BOS meeting.

Sunoco

Updated sketch plan to be reviewed at the March 18 PC Meeting

Snyder Funeral Home

- Preliminary Land Development Plan reviewed during the December PC meeting and received conditional approval. This week received final plan submission.

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. *Awaiting LD Plan submission.*

Ongoing Projects

- Riverview Estates Stormwater – As built plans have been received, under review with ELA.
- Greenleaf Estates- As built plans have been reviewed and sent to developer for comment.
- Continue to monitor the Bridgeport Crossroads improvement project. Open House TBD.
- Lloyd King Barn- under construction. LOC reduction approved. Minor outstanding improvements To be completed in Spring 2021.
- Spring Meadow- road dedication to be requested in Spring 2021
- KFG Trucking – Awaiting recorded documents.
- Chris Glick's dog food processing – demo completed. Construction is underway

Village Park will be dedicated on April 10, 2021 from 11am to 1pm in the L-S YMCA parking lot near the Veterans Memorial.

Comprehensive Plan Survey will take place starting April 1, 2021 and continue for 90 days. LCPC has given a lot of data and they are recommending two options, 1-rewrite the entire Comp Plan or 2- adopt the County Plan

Bridgeport Project will hold a virtual meeting on April 14, 2021 from 7pm to 8:30pm. Sign up at www.BridgeportCrossroads.org/VirtualMeeting to get the meeting link. Suggestion forms and exhibits will also be available at the WLT office April 8 thru April 25, 2021.

Adjournment: Steve Groff made a motion, seconded by Garrett Weaver to adjourn meeting. Motion approved 5-0. Meeting adjourned at 8:05 pm

