

PLANNING COMMISSION MEETING MINUTES
April 15, 2021

Call to Order: Chairman Jim Nagle called the meeting to order at 7:02pm with the Pledge of Allegiance. Member's present were Matt Parido, Andy Toms, Matt Warfel, Mary Stoltzfus, and Garrett Weaver.

Staff: Amanda Hickman, Community Development Director, Geoff Beers, Twp Supervisor, George Smith, Twp Engineer.

Minutes Approval

Garrett Weaver made a motion seconded by Matt Warfel to approve the March 18, 2021 minutes. Motion passed 5-0 with 1 abstention..

Public Comment: None

Old Business: - 2421 Willow Street Pike – Snyder Funeral Home

John Hershey, from RGS was present to give updates to the plan. PaDot HOP permit is in process as well as the Conservation District approval. Mr Hershey provided copies for reference of a Parking Licenses Agreement with PPL, a Grading & Maintenance Easement Agreement between Mylin Holdins and Franklin Properties Two and a Storm Water Management Agreement between Franklin Properties Two and West Lampeter Township and a revised Opinion of Probable Cost has been submitted to ELA for review.

A Motion was made by Matt Warfel and seconded by Mary Stoltzfus to approve the final plan conditioned on ELA letter dated April 8, 2021, Staff Memo dated April 10, 2021 and LCPC memo dated March 30, 2021. Motion approved 6-0.

Community Development Report-

Amanda gave a brief update on current plans:

Subdivision and Land Development

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. Agreements under review with Township Solicitor.

LS School-Early Childhood Center

- Concept sketch received and reviewed by Township Engineer and staff. Reviewed during the March 18 PC meeting.

Sunoco 2504 Willow Street Pike

Updated sketch plan to be reviewed at the March 18 PC Meeting (previously scheduled for February, Cancelled due to weather). Owner proposes lot consolidation of 3 parcels and commercial redevelopment.

Snyder Funeral Home

- Preliminary Land Development Plan reviewed during the December PC meeting and received conditional approval. Final Plan submitted. To be reviewed at the April 15th PC meeting.

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

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. A question was raised regarding the two options, some agreed that we should not just adapt the Counties 2040 Plan but should “tweak” their plan to meet with WLT needs. There will be a County meeting regarding Places 2040 on April 22nd and again on May 14 for members of the Planning Commission and Board of Supervisors if anyone would like to attend. You can contact Amanda for times.

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: Matt Warfel made a motion, seconded by Andy Toms to adjourn meeting. Motion approved 6-0. Meeting adjourned at 7:44 pm

