

PLANNING COMMISSION MEETING MINUTES
June 15, 2023

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

Staff: DeeDee McGuire, Township Manager; Geoffrey Beers, Township Supervisor; Chuck Haley, ELA Township Engineer; 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.

Minutes Approval: Jim Nagel made a motion, seconded by Scott Riekers, to approve the April 20, 2023 minutes as submitted. **Motion passed 6-0** with one abstention from Commissioner Andy Toms.

Public Comment: none

Lot Add-On Plan for David & Christina Hay – 109 Casey Drive: John Pogue with Landvision LLC, presented a Lot Add-On Plan for 109 Casey Drive, accompanied by property owners David and Christina Hay.

- This plan is for the lot consolidation of two parcels that are listed on the same deed.
- The single family dwelling was built across the two parcels, and they are combining the lots so they can eventually put an addition on the house. No improvements are proposed at this time.
- The Roadmaster and Township staff request dedication of deferral of additional right-of-way to meet the current 50-ft wide standard. The current ROW across Casey Drive is 40-feet.
 - Applicants are concerned that the dedication of additional right-of-way will adversely affect their ability to meet the front yard setback, if ever needed.
 - Planning / Zoning Officer commented that the regardless of dedication of additional right-of-way or not, the setback already starts at a 25-ft from the centerline right-of-way width, so this house would not be an exception from the rest of the homes on the street.
- The Roadmaster does not see future roadway or sidewalk improvements for this location.
- Commissioners asked if any zoning relief would be required for the desired future improvements. The Applicants answered that the addition was proposed in the rear yard, and they can meet that setback.

Motion: Scott Riekers motioned to recommend the Board of Supervisors grant approval of the final Lot Add-on Plan, conditioned on applicant addressing all the items in Township Engineer's letter dated May 10, 2023, prepared by Landvision LLC as Sheet No. 01 of 1 dated May 1, 2023, with subsequent revisions. Matt Warfel seconded the motion. **Motion passed 7-0.**

Revised Final Land Development Plan for Willow Valley Lakes – Meadow Ridge: Craig Smith of RGS Associates, accompanied by Bill Koch, Sr. President of CCS Building Group, presented a minor plan for changes at the Meadow Ridge health facility in the Lakes.

- One access point and part of the parking lot will be removed.
- Two small outdoor patios and a walkway will be installed, leaving a net surplus of approximately 3,400-sf of impervious area.
- The Willow Street Fire Chief asked that no construction on this project begin until the Main Entrance to the Meadow Ridge facility is reopened and the temporary side entrance is removed. CCS agrees to this requirement as EMS would otherwise not be able to access that side of the building.
- ELA's review letter stated that an improvement guarantee shall be provided, but the Applicant feels that the improvement guarantee is unwarranted, since the plan only involves removing pavement.
- ELA stated that there is a cost associated with the project, and an improvement guarantee warrants that the proposed work will be completed to the standard required. The ballpark estimate of the project, provided by Bill Koch Sr., was \$15,000.
- The Commissioners agreed that a waiver of the improvement guarantee would have to be submitted for approval by the Board of Supervisors.

Motion: Andy Toms motioned to recommend the Board of Supervisors grant approval of the Revised Final Land Development Plan, conditioned on applicant addressing all the items in Township Engineer's letter dated June 5,

2023, prepared by RGS Associates as Sheet No. 1-6 dated May 11, 2023, with any subsequent revisions and submission of a waiver for the improvement guarantee. Mary Stoltzfus seconded. **Motion passed 7-0.**

Sketch Plan for Lampeter Meadows – 1820 & 1822 Lampeter Road: Josh Weidler of B.L. Companies presented a sketch plan to the Commission, which was originally scheduled for the May 18th meeting that was subsequently cancelled, and was already presented to the Board of Supervisors on June 12th.

- The sketch is a development of 47 single family dwellings by Kenneth Homes, off a single entrance from Lampeter Road.
- Average lot size is 8,000-sf, the lot width is 60-ft, and they will be held in fee-simple ownership.
- The next step in the process is to appear before the BOS for a Conditional Use hearing. The plan is before the Planning Commission for comments.
- The 47 lots will be configured around a long looping road – Skip Lane.
- Village Park is at the rear of the development. There will be two open space lots with stormwater basins at the front of the development along Lampeter Road and one basin at the back.
- Comments had been received regarding inadequate turning radii on Skip Lane. A waiver will be requested as part of Land Development, and an exhibit showing adequate turning motions for the fire department's ladder truck were provided.
- The original sketch provided emergency access to the development from Village Park. The Township had denied this access and emergency responders concur that it's not desirable.
- Applicant looked at making Skip Lane no parking, slant curb, turf-reinforced grass with thickened sidewalk pavement to make the entire right-of-way drivable for emergencies.
- BL Companies has proposed a 20-ft wide, turf-reinforced, emergency access easement between lots on the north side of the entrance to the development, in case an emergency at lots 2 – 5 would close off access to Lampeter Road. PennDOT would have to approve this connection to Lampeter Road.
- Agricultural buffer setback is provided between the development and the Agricultural district to the rear.
- Additional landscaping buffers were suggested and the Applicant is willing to work with these suggestions.
- Commissioners asked about connection to Village Park, and Josh pointed out the pedestrian walkway from the development into the park.
- Commissioners asked about a stub street location to the north, for future connectivity. No stub street was planned because then the applicant would lose a developable lot. The Commissioners stressed that all the other developments have them, and that the future must be planned for so that people can drive between developments without having to enter and exit Lampeter Road. The Applicant will analyze a re-alignment that will include a stub street near the northwest corner of the site.
- The Township Engineer stated the Applicant will need a waiver for exceeding the maximum length for a cul-de-sac.
- Discussion surrounding sidewalk installation or deferral along Lampeter Road led resulted in strong opinion that sidewalks should be installed in front Lot 50 and also Lot 1, as there are more properties and a church in the Agricultural district south of the site.
- **POST MEETING NOTE** – staff would like to know why the Applicants did not present the boulevard entrance that was discussed in the pre-planning meeting, because that could serve as the emergency access point. The Township Manager is going to follow up with the Applicant.

Community Development Updates:

- Zoning Ordinance Amendment Work Session – June 7th; next meeting August 2nd where we will cover Air-b-n-bs, Solar Farms and Map changes.
- Tommy's & Mavis – Agreements and Improvement Guarantee were approved by the Board of Supervisors on June 12, 2023.
- Lampeter Meadows – Kenneth Homes Development Sketch Plan was presented to the Board of Supervisors during the June 12, 2023 meeting, and they have submitted a conditional use application.
- Text amendment to increase the building height in the R-1 zone of a Medical Residential Campus was submitted and sent on to Lancaster County Planning Commission by the Board of Supervisors. It will be on the Planning Commission's agenda for July.
- Parkside Preliminary Plans – all signed.

- 402 Fieldcrest Drive – Commercial Dog Kennel – Preliminary/Final Land Development Plan has been submitted.
- Applicant for Solar Field Special Exception has requested postponement of Hearing until August ZHB meeting.
 - ZHB is charged with the zoning approval.
 - ZHB can set conditions.
 - The Planning Commission and Board of Supervisors would see it again for Land Development.
 - The Community Solar legislation has not passed in PA.
 - Commissioners feel strongly that as soon as we allow one solar farm, there will be many more.
- Dunkin Donuts at 2504 Willow Street Pike – no submissions yet.

Adjournment: Jim Nagel made a motion, seconded by Mary Stoltzfus, to adjourn the meeting.

Motion approved 7-0. Meeting adjourned at 7:52 pm.