

PLANNING COMMISSION MEETING MINUTES
June 17, 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, Andy Toms, Matt Warfel, Mary Stoltzfus, and Garrett Weaver.

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

Minutes Approval

Andy Toms made a motion seconded by Mary Stoltzfus to approve the May 20, 2021 minutes. Motion passed 6-0

Public Comment: None

New Business - Country Meadows Phase 4 Lot Add-Ons for lots 42 & 43

Applicant proposes a revision for the Country Meadows Phase 4 Final Land Development Plan to provide for a minor lot line change on lots 42 and 43. Rob Gabriel representing Dan Siechrist of Custom Home Group was present to present the request. Staff had no objections and recommended approval of the revision. Steve Groff made a motion seconded by Andy Toms to approve the revision on the minor lot changes conditioned on compliance with ELA letter dated 6/10/21 and Staff memo dated 6/10/21 and any comments from LCPC when their review is completed by the end of the month.

Comprehensive Plan Update – Amanda provided handouts for the ongoing updated Comp Plan with results of the recent community survey. The feedback was very informative. Laura Good from Wallace Montgomery will be present for an Open House Workshop at the WLT Office on June 21, 2021 from 6pm to 8pm. Amanda would like as many PC members as possible to attend.

Amanda would also like to discuss the NDO (Neighborhood Design Option) to be looked at either now or as part of the new Comp Plan. There are discrepancies between current Comp Plan and our Zoning Ordinances. There is also a recent issue with the sewer line availability. LASA and Lancaster City are both looking into the issue, and as of now the issuing of EDU's and building plans are questionable, until the issue can be resolved.

Community Development Report-

Amanda gave a brief update on current plans:

Subdivision and Land Development

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. *Plan revised again, all new design being submitted. Currently under scoping review with PennDot.*

Parside at Lampeter

- 146 EDU request approved February 2021. Traffic Impact Study meeting held 5/14/21, currently under review with PennDot. Waiting for formal LD Submission. *Expecting plan to be filed within the next 3 weeks. They will be asking for waivers and variances to build SF Houses, apartments and semi-detached residences.*

Signature Stone

- Will be back soon. Changes in stormwater design. Currently submitted to LCPC for review.

Water & Sewer Issue

- Recent issue with the Conestoga Pumping Station and Lancaster City Sewer in regard to the

Issuance of any capacity requests. Both authorities are looking into the issue.

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. Bridgeport Crossroads improvement project is expected to close out June 2021. Open House scheduled for April 14.
- Lloyd King Barn- LOC reduction approved. Minor outstanding improvements to be completed in Spring 2021.
- Meadia Heights Agreements under review, to be recorded.
- Snyder Funeral Home Agreements under review, to be recorded.
- Willow Street Park Rain Garden project complete, request final reimbursement and project closeout to be submitted by June 30th. Dirt mound to be distributed around the baseball field.

Adjournment: Steve Groff made a motion, seconded by Mary Stoltzfus to adjourn meeting. Motion approved 6-0.
Meeting adjourned 8:08PM

