

**PLANNING COMMISSION MEETING MINUTES**  
**June 20, 2019**

**Call to Order:** Chairman Matt Parido called the meeting to order at 7:02pm

**Roll Call:** Matt Parido, Rick Breneman, James Nagle, Steve Groff, Lamar Rohrer and Scott Kimmel were present.

**Staff:** Community Development Director Joellyn Warren, Chuck Haley, ELA Township Engineer, Porter Stevens, LCPC, DeeDee McGuire, Township Manager and Denise Glatfelter Community Development Assistant.

**Minutes Approval:**

Rick Breneman made a motion seconded by Lamar Rohrer to recommend approval of the May 16, 2019 minutes. Motion passed 6-0.

**Public Comment: None**

**New Business:**

**Signature Stone 1024-1026 Willow Street Pike** – Applicant seeks to consolidate 3 lots and construct a manufacturing facility for stone veneer.

Kevin Ember, Rettew Associates was present to present the plan. Applicant wished to join in common a 0.194-acre parcel with a 2.360-acre parcel and subdivide one 0.266-acre parcel and one 2.288-acre parcel to construct a 11,900 square foot industrial building, one 1,700sq attached storage structure and 16 parking spaces, loading area, entrance drive, rain garden and other associated infrastructure.

Applicant has received an “incomplete application” from Lancaster County Conservation District. Issue has been addressed and resubmitted to Conservation District.

The following modifications have been requested from the SD/LD Ordinance:

Section 240-10.A Preliminary Plan – Applicant is requesting a modification of the requirement to submit Preliminary Land Development Plan application and instead process the plan as a Final Plan. There were no objections to this modification. Jim Nagle made a motion seconded by Rick Breneman to approve the modification, conditioned on ELA letter dated June 7, 2019. Motion approved 6-0.

Section 240-24.C – Existing Street Improvements – Sidewalk Installation. The Applicant is requesting a modification of the requirement to provide sidewalk along Willow Street Pike. Modification approved conditioned on: The Township, evaluating the requirement to install sidewalk, to provide a sidewalk deferral agreement, and/or a fee in-lieu-of. Steve Groff made a motion seconded by Scott Kimmel to approve the modification conditioned on ELA letter dated June 7, 2019, Motion approved 6-0.

Section 240-26.B.1 – Site Curbing – Applicant is requesting a modification of the requirement to provide curbs wherever sidewalks are proposed. Concrete wheel stops are proposed adjacent to the parking spots in front of the facility. Traffic will be relatively low volume as there will be no public showroom located at this facility. Bollard are also proposed at building corners and at the silos adjacent to the building. There were no objections to this modification. Rick Breneman made a motion, seconded by Jim Nagle to approve the modification with the condition that if the facility changes from a manufacturing facility to a retail facility that curbing adjacent to drive be installed at that time, and ELA's letter dated June 7, 2019. Motion approved 6-0.

The additional proposed Right-of-Way (ROW) beyond the PennDOT Legal Right-of-Way shall be discussed with the Township. If the additional ROW will be accepted by the Township for dedication, all ROW dedication shall be coordinated with the Township Solicitor. If the ROW will not be accepted by the Township, it shall be identified on the Plans as a Reserved Right-of-Way. The proposed revised Access Easement, identified on page 6, shall be executed as a revised Access Easement Agreement. As such this shall be coordinated with the Township/Township Solicitor.

As far as the Zoning review, members would like to see more evergreens added to the buffer need existing homes.

Rick Breneman made a motion seconded by Jim Nagle to forward the Final Plan on to the Board of Supervisors, conditioned on applicant doing yearly stormwater maintenance of the existing outfall line, and the Waivers and Modifications as described in the ELA letter dated June 7, 2019, LCPC memo dated May 14, 2019, and Township memo dated June 10, 2019. Motion approved 6-0.

**Gerald B & Jewel E Garber – Petition to Amend Zoning Map** – Eshelman Mill Road and Long Rifle Road. Mr Garber was before the Board to amend his petition to amend the Zoning Map. Applicant wished to change the zoning from Ag to R2. Applicant had been before the Board on May 23, 2019 to change from Ag to R1 which was approved by the Planning Commission. The rezoning to R2 would allow for lot sizes up to 9,000 square feet and permit 12 single family homes. The R1 zoning would have lot sizes of up to 15,000 square feet and permit 8 single family homes on the 5.78-acre tract.

Bob Doyle of 310 Long Rifle Road spoke about traffic concerns, but had no objections to the development.

Earl Thomas of 318 Broadmoor Drive spoke regarding the loss of the picturesque farmland that would be lost, but had no objections to the project.

Lamar Rohrer made a motion, seconded by Scott Kimmel to approve the rezoning request. Motion approved 6-0.

**Community Development Report** No questions or comments regarding Joellyn's report.

Joellyn informed the members that this would be her last meeting as she had decided to pursue other opportunities, and she thanked the members for their continued support and dedication to the board.

**Adjournment:** A motion to adjourn the meeting was made by Steve Groff and seconded by Jim Nagle. Motion was approved 6-0. Meeting was adjourned at 7:55pm.