

PLANNING COMMISSION MEETING MINUTES
September 15, 2022

Members: Chairman Steve Groff, Vice Chairman Garrett Weaver, Jim Nagle, Andy Toms and Mary Stoltzfus.

Staff: Amanda Hickman, Assistant Township Manager; DeeDee McGuire, Township Manager; Geoff Beers, Township Supervisor; Chuck Haley, ELA Township Engineer; Kim Yepremian, Recording Secretary.

Call to Order: Chairman Steve Groff called the meeting to order at 7:00 pm with the Pledge of Allegiance.

Minutes Approval: Jim Nagle made a motion, seconded by Andy Toms, to approve the August 18, 2022 minutes. Motion passed 5-0.

Public Comment: none

Sketch Plan – 2504, 2506 & 2508 Willow Street Pike: Sheila O'Rourke, Esquire at Gibbel, Kraybill and Hess, and Keith Heigel of Light-Heigel Associates, Inc., presented a revised sketch plan for the referenced lots located in the Main Street Limited zoning district on behalf of Anil & Jyotsna Jivani. The subject lots are 2504, 2506 and 2508 Willow Street Pike, which now consist of a legal non-conforming "auto service station" with a convenience store, and two, single family, ranch-style dwellings. The subject properties are located within the MSL area and surrounded mostly by Commercial Highway and Office/Technology/Residential zoning districts. The applicants are trying to be able to re-develop the site for the convenience store and Duncan Donuts with a drive-thru. The Board of Supervisors previously voted down the applicants attempts to re-zone the parcels to Commercial Highway and also to create an overlay district in the MSL. Among the Board's concerns were the limited lot size for the proposed intensity of use and further expansion of commercial use.

This site has been the subject of several previous sketch plans. This current plan is scaled way back, based on feedback from the Township. The three lots would be combined, and the current convenience store would be demolished and reconstructed with the Duncan Donuts. The current pump islands and canopy would not change. Proposals for this plan include:

- 2 uses in new building vs. previous plan showing 5 uses
- 1 story building vs. previous 2-story building
- 3,729-sf building vs. previous 5,000-sf building (25% reduction)
- Increased setbacks and decreased impervious coverage percentage over previous plans
- Parking areas relocated along the building, instead of against Willow Street Pike
- A pass-thru drive lane was added, advocated by Duncan Donuts so customers aren't trapped in the line
- A more direct pedestrian lane from the pumps to the building is depicted
- Proposed parking spaces are 28, vs. 21 required spaces

Restaurants are permitted in the MSL but drive-throughs are not. Zoning relief for the drive-through would be necessary as it is a requirement by Duncan Donuts. Staff has commented that the BOS is in support of the drive-thru, as a text amendment to allow for drive-thru services in additional zoning districts would take considerable time and resources. Convenience stores are not permitted in the MSL, but this is a legal non-conforming use that would be continued. The 65% limit for impervious coverage in the MSL will be met in this plan. Set-back relief due to the triangular shape of the lot may be needed. Variances for the 40-ft parking setback from Willow Street Pike, as well as the 10-ft parking setback from a building, were noted.

PennDOT has granted initial favorable feedback on the current site concept.

Discussion among Commission members ensued, with the following comments provided for the record:

- Traffic calming measures in the deceleration lane on WSP couldn't be implemented because it's not a Township roadway; Keith stated that the proposed geometry will slow down traffic; the pedestrian aisle crosses in the path of the northbound entrance, so traffic calming measures near this area should be considered.
- Placement of bollards or a raised protection area for the pedestrian walkway as it cuts through the parking spaces should be added.
- Although the pedestrian walkway is now more aligned with the front of the building, it is not lined up with the entrance, and there is concern that customers will cut a direct pathway to the entrance of the store through parking spaces, rather than follow the crosswalk. Can the walkway be aligned with the entrance?

- The stacking depicted in the sketch plan shows an average car length and spacing of 20-ft per car; Duncan Donut wait-time data predicts 10 cars on average in the drive-thru lane; the order board should be no closer than the fifth to sixth car in the stack; measurements should be added to the plan.
- The Township does not have an ordinance that regulates stacking or order board placement in the drive-thru lane.
- Sidewalk from the southern end of the block at Members First will be continued along the northbound lane to connect to the site.
- The exit lane onto Willow Street Pike northbound is angled to a degree such that drivers will be required to look back over their shoulders in order to safely pull out into traffic; the slope and clear sight triangle data should be added to the plan.
- Identify truck loading and unloading areas, which would be off hours and north of the parking island. Chuck identified a loading area on the east side of the building that could be marked out as a loading zone.
- It was clarified that there will be no indoor seating proposed for Duncan Donuts.
- Duncan Donuts requires implementation of service via the mobile app, and parking spots 23 & 24 are for mobile ordering; once zoning relief has been obtained, Duncan Donuts will perform a thorough site review for their drive-thru requirements.
- Traffic circulation from the entrances to the parking spaces is not clear on the sketch; Keith confirmed that the aisle width is 22-ft and sufficient for two-way traffic, and there will be plenty of signage.
- The parking spaces and possible future EV charging stations are the spots depicted north of the pump islands.

For the record, Ms. Hickman asks if there are any outright objections as to the inclusion of a drive-thru for the Duncan Donuts at this location. There were none.

No formal action is required by the Planning Commission for this application.

Preliminary/Final Land Development Plan – Willow Street Park (motion): Brad Smith with Arro Consulting presented the plan for the Willow Street Park project. An overview of the plan shows the basketball court, children’s playground, pickleball courts, a future pavilion location, a pad for a future family rest room, an internal parking lot, 11 additional recessed parking spaces along Main Street and a pathway to the Willow Tree. The plan was designed to retain as many of the trees on site as possible. The connections to the Church and the Lion’s Club properties were designed in coordination with both entities.

ELA provided comments on the plan in an August 5, 2022 letter, to which Arro responded in a September 8, 2022 letter.

The Township Roadmaster, Sean Alexander, provided comments on the plan. He is satisfied with the road width and had no objection to the proposed recessed parking along Main Street or the depicted bump-outs. Sean will work with Chuck to determine how or if the sidewalk from the park could be connected to the Peach Bottom Road sidewalk. It may not occur as part of this plan. There currently is not a viable, safe crossing area to the other side of Peach Bottom Road.

Amanda pointed out a few changes that would have to be made for traffic control in the internal parking lot including the addition of a stop sign near the center island, and also re-locating the two parking spots nearest the proposed stop sign. Bollards, presumably removable, would need to be added between the playground and the adjacent parking area.

It was suggested that curbing be added to the end of the parking lot facing the open park area, to prevent cars from driving off the pavement and into or over the grass. The islands near the entrance/exit are also susceptible to traffic if not protected by curbing, which will also help with snow removal and preserving mulch beds.

The walking path through the park was scaled back due to stormwater and grading issues.

Motion: Jim Nagle moved to recommend approval to the Board of Supervisors of West Lampeter Township the Willow Street Park preliminary/final land development plan as presented with preliminary plan waiver, conditioned upon compliance with the Township engineer’s letter dated August 5, 2022, as well as the staff review comment letter dated September 15, 2022, and any additional comments received this evening. Mary Stoltzfus seconded the motion. Motion approved 5-0.

Community Development Report- Amanda gave a brief update on current projects:

Parkside – Preliminary LD plan has been submitted for the October meeting.

Grouse Point – 43 single family homes are being proposed; Sketch Plan to come.

Southpointe Expansion – LD has been approved and they are moving forward with agreements and recording.

LS Early Childhood Development Center – Pre-construction meeting is on 9/19 and building permits are under review.

Willow Street Park – Township did apply for a grant, but we will not start construction until next year.

Willow Valley Crossroads – Mavis Tire and Tommy's Car Wash submitted a capacity request; LD plan will follow.

Signature Stone – They are requesting an extension of time from the BOS to record the revised LD plan.

931 Village Road – Currently a two-unit dwelling; proposed is a subdivision that would include a flag lot off Village Road and two more SFD off of Thunder Lane.

Adjournment: Andy Toms made a motion, seconded by Mary Stoltzfus, to adjourn the meeting. Motion approved 5-0.
Meeting adjourned at 8:12 pm.