

PLANNING COMMISSION MEETING MINUTES
September 21, 2023

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

Staff: DeeDee McGuire, Township Manager; Geoffrey Beers, Township Supervisor; Chuck Haley, 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 Nagle made a motion, seconded by Garrett Weaver, to approve the August 17, 2023 minutes as submitted. Motion passed 6-0.

Public Comment for Subjects Not on the Agenda: none

Stormwater Management Plan for 1214 Beaver Valley Pike - WL2023-FP-005: John Williamson of TeamAg Inc. presented the Stormwater Management Plan for a new poultry barn at the Clayton Andrews farm. They are asking for a waiver of Land Development, and a waiver from the Stormwater Management Ordinance related to pipe diameter. The plan was reviewed by the Township Engineer and Township staff. A request by the Zoning Officer to add clear sight triangles to the Plan has been fulfilled. Chuck Haley commented that the Applicants have been amending the proposed plan per comments in the review letters.

MOTIONS

Jim Nagle moved to recommend the Board of Supervisors grant approval of the waiver from the SALDO §240-Article III Preliminary & Final Plans and from the Stormwater Management Ordinance §230-37C(1)(a) Minimum Allowable Pipe Diameter, conditioned on the Township Engineer's Letter dated August 21, 2023. Matt Warfel seconded the motion. Motion passed 6-0.

Jim Nagle moved to recommend the Board of Supervisors grant approval of the Stormwater Management Plan, prepared by TeamAg and dated Aug 3, 2023, conditioned on Applicants addressing all the items in Township Engineer's letter dated Aug 21, 2023, with all approval and revisions, and the West Lampeter Township review letter dated September 11, 2023. Andy Toms seconded the motion. Motion passed 6-0.

Final Plan Phase One for Parkside at Lampeter – 1718 Lampeter Road, 820 & 830 Village Road - WL2023-FP-006: Bill Swiernik of David Miller & Associates, with Applicants Dan Metzler and Rob Hess, appeared to present the Final Plan for Phase One of Parkside at Lampeter. The Preliminary Plan was approved earlier this year. Phase One includes the construction of single family homes and 2 stormwater basins off of Lampeter Road. There is an emergency access drive placed at the existing terminus of the road. Review letters from the Township Engineer, Township staff and Lancaster County Planning Commission were received.

- Reinforced turf will be placed at the end of the cul-de-sac to connect to Village Park Drive.
- Sidewalks will be constructed in a future phase.
- Commissioner Nagle asked if a crosswalk would connect the cul-de-sac to the Village Park. The cul-de-sac is for emergency egress only and there was no plan to facilitate pedestrian traffic through this area. A connection from Parkside to the park has been provided.
- Parking restrictions on both sides of the street were revised during preliminary planning when the roadway was widened.
- The Fire Chiefs did not provide further comment for Phase One. They approved the Preliminary Plan.
- Chairman Groff asked about access for fire trucks to get to Lots 24 or 25. Mr. Swiernik responded that there is plenty of room for them to turn around and then exit. The connection between the terminus and the drive will be temporarily constructed of gravel.
- Utilities and grading for stormwater will be established under an NPDES permit for all three phases.
- Scott Riekers commented that it is a shame we missed an opportunity for a stub street for connection to future developments to the south.
- There is a walking path from Parkside to the park, as well as a paved connection from the Township Building into Parkside, so Township personnel can access the park for maintenance.
- Chuck Haley commented that the Township is installing a sidewalk from the Township Building all the way to Village Park, so there will be a sidewalk connection all the way from the school to the park. The gates at the Township building will then be locked for safety reasons, but not until the Village Road sidewalk project is completed.
- DeeDee McGuire commented that the sidewalk should be completed in 2024. There was a problem gaining access from one property along the route, and now it's too late in the year to start the project. The Supervisors

will also be discussing construction of a sidewalk from Village Road into the Park along the west side of Village Drive, in the near future.

MOTION

Andy Toms moved to recommend the Board of Supervisors grant approval of the Final Plan for Phase One of Parkside at Lampeter, prepared by David Miller Associates, Inc. as Sheets No. 1-56; 1 and 1-4, dated July 15, 2023, conditioned on applicant addressing all the items in Township Engineer's letter dated September 5, 2023, with any subsequent approved revisions. Scott Riekers seconded the motion. Motion passed 6-0.

Final Subdivision Plan for 509-513 Lampeter Road (DeMora) – WL2023-FP-007: Keith Erb of Weber Surveyors and property owner Bill DeMora presented a Final Subdivision Plan for a lot line adjustment between 509 and 513 Lampeter Road. They have received a review letter from both the Township Engineer and the Township, and are working on getting the plan updated. Applicants had requested a waiver of Preliminary and Final Plans however, ELA recommended changing the plan to a Final Add-On Plan, which does not necessitate this waiver. Applicants request a waiver from roadway improvements and sanitary sewer module, which they will submit to DEP as an exemption. No improvements are intended for either property – the lots are being reconfigured for the preparation of sale. Mr. Erb stated that sewer easements would be recorded in the deeds. Chuck Haley commented that a Sidewalk Deferral Agreement would also be required.

MOTION

Andy Toms moved to recommend the Board of Supervisors grant approval of the waiver from the SALDO §240-26A Sidewalks and §240-34A Sanitary Sewer Module, conditioned on the Township Engineer's Letter dated August 21, 2023. Matt Warfel seconded the motion. Motion passed 6-0.

Jim Nagle moved to recommend the Board of Supervisors grant approval of the Final Subdivision Plan for 509-513 Lampeter Road, prepared by Weber Surveyors, Sheets No. 1-3, dated July 27, 2023, conditioned on the Applicants addressing all items in the Township Engineer's letter dated August 21, 2023, with all subsequent approved revisions. Andy Toms seconded the motion. Motion passed 6-0.

Stormwater Management Plan for 1150 Village Road - WL2023-SWM-008: John Williamson of TeamAg and property owner Doug Rohrer presented a Stormwater Management Plan for a ground mounted solar field for farm use. The use was approved by the Zoning Hearing Board last month. The plan was reviewed by the Township Engineer and Township staff. Applicants are requesting a waiver of Preliminary and Final Plans.

- No other structures will be installed, other than the ground-mounted solar panels.
- Access to the solar field will be from a temporary construction drive built off of the driveway to the farmhouse.
- No fencing is proposed.
- The grass in the solar field will be meadow grass and mowed by the property owner.
- Chuck Haley commented that the use of the solar field is support for an agricultural use.

MOTIONS

Garrett Weaver moved to recommend the Board of Supervisors grant approval of the waiver from the SALDO §240-Article III Preliminary & Final Plans, conditioned on the Township Engineer's Letter dated September 5, 2023. Andy Toms seconded the motion. Motion passed 6-0.

Matt Warfel moved to recommend the Board of Supervisors grant approval of the Stormwater Management Plan for Major Land Disturbance Activity, prepared by TeamAg and dated Aug 22, 2023, conditioned on applicant addressing all the items in Township Engineer's letter dated September 5, 2023, with any and all subsequent approved revisions. Scott Riekers seconded the motion. Motion passed 6-0.

Preliminary SLLD Plan for 2504-2506-2508 Willow Street Pike (Jivani) - WL2023-PP-004: Keith Heigel of Light-Heigel and Associates, property owner Anil Jivani and Traffic Engineer John Schick presented a Preliminary Plan for subdivision and land development of three properties. Review letters from the Lancaster County Planning Commission, the Township Engineer and Staff were all received, and Applicants believe they can meet all requirements of the Ordinances. They are asking for recommendation of approval for two waivers and the Plan.

- John Schick answered questions posed by Commissioner Nagle regarding the exit onto the Willow Street Pike North and potential problems posed by the angle of the exit, the grade to the south and the deceleration lane. The lane is not considered a deceleration lane and the speed into the site is between 8 and 10 miles per hour. The site line for exiting does provide for eye contact between drivers exiting and entering the site. The building has been moved back in order to accommodate the PennDOT approved location of the entrance and exit.

- John Schick also explained the flow of traffic that would be expected through the site for cars entering the site to get gasoline and navigate vehicles exiting the site for questions by Commissioner Riekers. There is a deceleration lane on the southbound side, and two lanes of traffic.
- Commissioner Toms asked if the marked crosswalk would be the only protection for pedestrians and Mr. Schick answered yes, although people will cross from the pump island to the convenience store in the shortest path possible. Motorists will be able to identify that there could be pedestrians crossing in that area.
- Fast charging EV stations are proposed.
- Commissioner Toms asked if there was any communication with PennDOT regarding a pedestrian crossing between the site and Snyder Funeral Home across the street. Mr. Schick stated that there is no desire to encourage pedestrians to cross mid-block and suggested signs be posted for pedestrians to cross at the lighted intersection to the north.
- Chuck Haley commented that they, as well as Township staff, have been working through many of the comments with the Applicants.

MOTION

Scott Riekers moved to recommend the Board of Supervisors grant approval of the waiver from the SALDO §240-15C(3) Existing Features within 200-ft of Subject Tract, and §240-26 Sidewalks, conditioned on the Township Engineer's Letter dated September 12, 2023. Andy Toms seconded the motion. Motion passed 6-0.

Scott Riekers moved to recommend the Board of Supervisors grant approval of the Preliminary Subdivision and Land Development Plan for 2504-2506-2508 Willow Street Pike, Sheets No. 1-28 dated Jul 13, 2023 and last revised Sep 6, 2023, conditioned on the applicant addressing all items in Township Engineer's letter dated September 12, 2023, with subsequent approved revisions. Matt Warfel seconded the motion. Motion passed 5-1.

Zoning Ordinance Amendment Discussion

The Zoning Map was the focus of discussion during the last Committee meeting of September 6, 2023. Michele Neckermann explained the major changes as well as the proposed changes that the Committee declined. Most of the parcels that will remain "as is" are parcels with long-standing commercial uses. They did clean up parcels that are split by different zones.

Sandy Gochnauer – 1546 Mentzer Road: her property is proposed to be rezoned from Agricultural to Residential Village. Ms. Neckermann explained that this is part of connecting and expanding the current RV district. Concerns are that the Township is going to develop the surrounding lands, that sidewalks would have to be installed by the property owners, and that current uses would be affected. It was explained that property owners develop their land, not the Township, and that no sidewalks are proposed, and that current legally established uses are not affected by a change in zoning district. There is also more opportunity for residential uses to expand because setback and impervious surface limits are not as restrictive in the Residential Village District.

Dustin Martin, whose mother lives on Mentzer Road, was concerned that the Township will "mandate" owners to install sidewalks. Ms. Neckermann responded that only if a property owner was going to develop their parcel would sidewalks become a requirement because the Subdivision and Land Development Ordinance would apply. Zoning does not dictate sidewalk requirements – the SALDO does, and if not pertinent to the proposed development, applicants can apply for a waiver or deferral.

Elaine Stoltzfus – 1441 Millport Road, Rocky Springs Park: her property is going from Open Space Residential to Rural Residential, and it is a historic property, is in the *Clean and Green* program, and they operate their 1855 mansion as a Bed and Breakfast. She just received her letter yesterday and was not aware this process has been ongoing. She does not want to see it developed. Chairman Groff explained again that the Township does not "carve up" and develop a property – property owners develop their own properties. Michele Neckermann asked if the property was on a historic preservation registry, because that would help protect it from future owners developing it, but Ms. Stoltzfus stated they chose not to register it. A deed restriction would also protect the property from future development. The proposed change is consistent with the zoning surrounding the parcel. DeeDee McGuire explained that the Township does not assess property taxes – the County determines property taxes, through a comprehensive reassessment or when a lot owner makes improvements to the property.

Keith Reinhart – 1702 Lampeter Road, Lampeter Café: this property is going from Main Street Limited to Residential Village, and he would like to know how this affects his business and future business uses and opportunities, and how does the rezoning benefit him? Michele Neckermann explained that his current uses are still allowed by Special Exception, and there is not much change between the two districts. He was informed he can come into the Township office and review the draft ordinance at his convenience. There is a proposed name change to the RV district to Traditional Village, to align it with the recently updated Comprehensive Plan.

DeeDee McGuire explained to the audience that notification of the zoning ordinance amendment has been posted on the Township website, on public meeting agendas since February, and was printed on the trash bills that

were mailed to residents last spring. The letters that were sent to specific property owners with a proposed change in zoning could not be drafted until the list of affected properties was compiled after decisions were made in the previous meeting of September 6th. The zoning amendment is still in a DRAFT form, and has not been approved or adopted by the Board of Supervisors.

Charles King – 2534 Willow Street Pike: he currently has a lot with a dwelling with a dental office, which is proposed to change from Main Street Limited to Main Street, and he wants to know how it will affect future potential uses. He is retired and the office is currently unused, but he is considering selling the property. Ms. Neckermann explained that there were very few differences between the Main Street Limited and Main Street zoning districts, so the Main Street Limited district is becoming Main Street in both the Willow Street area and Lampeter-Village Road area. Mr. King is concerned that the description of the zoning district wording is going to change, and he wants to know the new wording. He does not want to come into the Township office to read the draft ordinance – he wants it discussed in a public meeting. It was explained that the ordinance is in a draft form only, and we don't zone through descriptions – we zone through the allowed uses and the dimensional requirements set for a zone. There are provisions in the ordinance for changing uses, including changing a legal non-conforming use to a similar use.

Commissioner Riekers questioned two provisions of the draft short-term rental section of the ordinance that appeared to be incorrect. Staff has already submitted these revisions to ARRO.

Notification of Sale of Strasburg Elementary School

- it will be developed into apartments
- there were no comments
- no action required

Adjournment: Jim Nagle made a motion, seconded by Andy Toms, to adjourn the meeting. Motion approved 6-0. Meeting adjourned at 8:46 pm.