

PLANNING COMMISSION MEETING MINUTES
April 20, 2023

Members: Chairman Steve Groff, Jim Nagle, Matt Warfel, Mary Stoltzfus and Scott Riekers.

Staff: 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: Scott Riekers made a motion, seconded by Jim Nagle, to approve the March 16, 2023 minutes as submitted. **Motion passed 4-0** with Commissioner Stoltzfus absent from the vote.

Public Comment: none

Lot Add-On Plan for Kevin Weaver – 1714 Newport Drive: Rob Visniski, of RAV Associates, presented a Final Subdivision Plan for 1714 Newport Drive, accompanied by property owners Kevin and Diane Weaver.

- The Weavers own two lots on Newport Drive, just off of Lampeter Road.
- Plan is a lot line adjustment that would give the Weavers a larger side yard, and resultant Lot 2 would still conform.
- Applicant is requesting two modifications/waivers:
 - Waiver from Preliminary Plan requirement per SALDO 240-24.10
 - Waiver from Improvements to Existing Streets per SALDO 240-24.C.1
- Applicant requests a waiver from the requirement to widen and improve the existing street, to provide a deferral agreement, or to pay a fee in lieu of improvements.
- ELA has recommended Roadmaster approve the waiver request for street improvements / deferral agreement.
- Applicant provided an email from Roadmaster Sean Alexander, stating that he does not foresee that street widening or installation of curbing and sidewalks will occur along this section of Newport Road.
- The Planning Commission can recommend to the Board of Supervisors to grant this waiver modification request for future street and sidewalk improvements, but it is ultimately up to the Board.
- Commissioners questioned what would happen if the Township ever did decide that street and sidewalk improvements were to occur in the future? ELA could not confirm how that would happen.

Motion: Jim Nagle motioned to recommend the Board of Supervisors grant approval of the waiver from the SALDO §240-24.10 requirement for a Preliminary Plan; as well as from §240-24.C.1 – Improvements to Existing Streets. conditioned on Township Engineer's letter dated March 29, 2023. Matt Warfel seconded the motion. **Motion passed 4-0**, with one abstention from Mary Stoltzfus, whom was absent from the waiver discussion.

Motion: Matt Warfel moved 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 March 29, 2023, prepared by RAV Associates as Sheet No. 01-02 dated February 24, 2023 and Driveway Sketch Sheet No. 1 dated March 21, 2023, with subsequent revisions. Scott Riekers seconded the motion. **Motion passed 5-0**.

Community Development Updates:

- Zoning Ordinance Amendment Work Session – April 5th; next meeting May 3rd and we will be discussing the Commercial Zoning Districts, specific use requirements, and the map. It sounds like committee members aren't available for an extra work session meeting in June.
- Tommy's Express Car Wash & Mavis Discount Tire – Final Plan was conditionally approved by the Board, and we are now working on agreements.
- Dustin Martin Landscaping – Stormwater Management Plan was also conditionally approved by the Board, and we are working on agreements.
- Parkside at Lampeter – Preliminary Plan received conditional approval by the Board.
- Solar Farm on Eshelman Mill Road – Sketch Plan was presented to the Board on April 10th, but many questions were left unanswered, such as the soil classification of the intended site.
- Sketch Plan Submissions tentatively scheduled for the May 18th Planning Commission Meeting:

- Simeon Esh Dog Kennel Business - 402 Fieldcrest Drive – this is going to be a large boarding kennel with grooming services. They will need land development, as discussed in a pre-planning meeting in the CD office with ELA.
- Lampeter Meadows – Kenneth Homes – 1820 & 1822 Lampeter Road – will have 47 single family dwellings; this property is separated from Parkside at Lampeter by a farmette in RV.
- Popeye’s Restaurant at Kendig Square – preplanning meeting was held at the CD Office with George Smith of ELA Group; Site Design Concepts of York, PA, presented a rough sketch for the construction of a Popeye’s Restaurant on the Kendig Shopping Center out-parcel. As they were unaware that there is a conditionally approved final subdivision plan for the shopping center awaiting agreements and recording; they may decide to hold off on presenting a Sketch Plan to the Township until the Final Subdivision Plan has been recorded.
- Dunkin Donuts at 2504 Willow Street Pike – they had come in for a pre-planning meeting, but nothing has been submitted. Chuck commented that they took many of the Commissioners suggestions and worked them into the plan. Jim Nagle suggested we work on adding Drive-Thru requirements to the zoning ordinance amendment, to avoid stacking issues.

Adjournment: Matt Warfel made a motion, seconded by Jim Nagel, to adjourn the meeting. **Motion approved 5-0.**
Meeting adjourned at 7:30 pm.