

**PLANNING COMMISSION MEETING MINUTES**  
**January 21, 2022**

**Call to Order:** Chairman Jim Nagle called the meeting to order at 7:00pm with the Pledge of Allegiance.

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

**Staff:** Amanda Hickman - Community Development Director, Geoff Beers - Twp Supervisor, Denise Glatfelter - Recording Secretary, Kim Yepremian - Assistant Zoning Officer.

**Minutes Approval:** Garrett Weaver made a motion, seconded by Andy Toms, to approve the December 16, 2021 minutes. Motion passed 4-0, with 1 abstention from Mary Stoltzfus.

**Reorganization:**

- A. Chairman Nomination –** Garrett Weaver made a motion, seconded by Mary Stoltzfus, to nominate Steve Groff to serve as Chairman of the Planning Commission. There being no further nominations, Steve Groff was elected as Chairman by a unanimous vote of 5-0.
- B. Vice Chairman –** Mary Stoltzfus made a motion to nominate Garrett Weaver as Vice Chairman. There being no further nominations, Garrett Weaver was elected as Vice Chairman by a unanimous vote of 5-0.

**Public Comment:** None

**New Business:**

**Parkside at Lampeter, LLC Conditional Use Application –** Dwight Yoder, Esq. / Gibbel, Kraybill & Hess, followed by Bill Swiernik of DMA, presented a Conditional Use application for the development of 20.8 acres behind 1718 Lampeter Road into 66 single family dwellings. Conditional Use approval is required to develop 20 or more dwelling units in the Residential Village zoning district. Conditional Use approval is also required for the two flag lots proposed in the Main Street Limited zoning district.

Presenters pointed out some of the significant differences in the proposed development, compared to previous submissions for Parkside: traffic access to the development would solely be from the current 1718 Lampeter Road lot; there would be a 20-ft wide emergency access drive off Village Road through Lot 70; the street system would terminate in a cul-de-sac with no connection to the YMCA property or Village Park; there will be two stormwater management facilities maintained by an HOA; there will be sidewalks and curbing on both sides of the street; the dwellings will be mostly four bedroom homes with 2-car garages and off-street parking; on-street parking will be limited to one side of the roadway, exclusive of blind curves. Questions from the PC involved the distance from the loop in the new roadway to the cul-de-sac, traffic studies, maintenance responsibility for the emergency access drive (HOA), mailbox locations, and walkway connection to Village Park between lots 21 & 22. Amanda explained that there are plans to install a sidewalk along the south side of Village Road from the Lampeter Road intersection to Village Park, and that the Municipal building property was going to be fenced and gated. The pathway between Lots 21 & 22 would primarily serve as municipal employee access to the park.

**Action taken:** no action is required by the Planning Commission for a Conditional Use application. The Board of Supervisors will hear the Parkside Conditional Use Application in March rather than February, at the request of the Applicant.

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

**LS School Early Childhood Center –** Final plan has been submitted, but is awaiting SLSA approval -maybe March.

**Sunoco 2504 Willow Street Pike –** Working on concept plans; PennDOT previously approved scoping review.

**Comprehensive Plan Draft** completed, to be presented at BOS meeting.

**Groff Farm –** Board of Supervisors is considering the 9 bids received on 12/22/21.

**Adjournment:** Jim Nagle made a motion, seconded by Andy Toms, to adjourn the meeting. Motion approved 5-0. Meeting adjourned at 7:35pm.