

**East Hempfield Township
Planning Commission
Minutes**

Date & Time: March 10, 2021 7:00 p.m.

Present: Jim Fullerton, Dwight Rohrer, Ann Byrne, Brent Detter, Matt Pawlikowski, Julie Will, Dan Kaldas, Dennis Gehringer (Alternate)

Absent:

Others Present: Cindy A. Schweitzer, Township Manager, Jon E. Beck, Director of Development Services, Scott Hain, DM/A, Township Engineer, Nick Ebersole, DM/A

1. Call to Order and Pledge of Allegiance

Mr. Fullerton called the meeting to order at 7:03 p.m.

2. Approval of Minutes: January 13, 2021

Mr. Fullerton commented the minutes need revised to reorder the Minutes before Reorganization.

Mr. Rohrer moved to approve the January 13, 2021 minutes as amended. Mrs. Byrne seconded the motion. The motion carried 7-0 in favor.

3. Action Items

A. Lancaster AMA Realty Ventures LLC – Sketch Plan and Preliminary Plan Waiver (21-17.01): Retail Redevelopment at 1655 Columbia Ave.

Luke Mauro, Solli Engineering, attended the meeting via Zoom, and he presented the Sketch Plan and Preliminary Plan Waiver request.

The property is the site of a former Friendly's restaurant. The developer will raze the existing building and redevelop the property for a Mavis Discount Tire store. The development will reduce the property's lot coverage from 78.1% to 74.5%. The development will also close the eastern most driveway to eliminate conflicts with the adjacent Princeton Ave. and Columbia Ave. intersection.

Mr. Fullerton asked if there were any Mavis Discount Tire stores nearby. There are no stores in the immediate vicinity for reference.

Mr. Fullerton also asked if the developer could reduce the number of parking spaces. The development proposes 20 parking spaces. Mr. Mauro responded that the number of parking spaces meets the Zoning Ordinance's parking requirements, based on the ITE Parking Generation Manual 5th Edition. Mr. Mauro also said his firm will see if it is possible to reduce the number of parking spaces.

Mr. Detter recommended approval of the Preliminary Plan waiver for the Lancaster AMA Realty Ventures LLC land development project at 1655 Columbia Ave., Township File #21-17.01, subject to the applicant recording an East Hempfield Township Board of Supervisors approved Final Land Development Plan and providing a fee-in-lieu-of contribution equivalent to the Preliminary Plan application fee. Mr. Pawlikowski seconded the motion. The motion carried 7-0 in favor.

B. Yellow Goose Properties, LLC - Final Plan & Modifications (20-12.02): Commercial Daycare Development at 3101 Yellow Goose

Andy Miller, Rettew, was physically present at the meeting. Eric Scott, Yellow Goose Properties, LLC, Claudia Shank, McNees Wallace & Nurick, and Craig Mellott, TPD, attended the meeting via Zoom. Andy Miller presented the Final Plan

The developer intends to develop the existing 2.841 acre lot with a 10,005 square foot commercial daycare center. The only access to the daycare facility will come from Yellow Goose Rd. The existing building on the lot will remain and will continue to have access from Harrisburg Pike. The developer will provide the following improvements: landscaping and buffer plantings, stormwater management facilities, and improvements to Yellow Goose Rd. to accommodate the access to the daycare facility. The developer also will establish a pedestrian access easement on the western side of the lot for a future trail connection to A. Herr Park.

There was discussion on the left turn lane for the daycare access. There was also clarification on the traffic signal at Harrisburg Pike and Yellow Goose Rd. Mr. Mellott explained the traffic signal is temporary, and it will be removed once State Road is dedicated and reopened for traffic.

The Mr. Rohrer recommended approval of modification requests #3, #6, and #7, and recommend conditional approval of modification requests #1, #2, #4, and #5 for the 3101 Yellow Goose Road Final Land Development Plan, Township File #20-12.02, subject to staff and engineer comments. Mrs. Byrne seconded the motion. The motion carried 7-0 in favor.

Mr. Rohrer recommended approval of the 3101 Yellow Goose Road Final Land Development Plan, Township File #20-12.02, conditioned on resolution of all outstanding staff and engineering comments, within 90 days of plan approval, unless extended by the Board for cause shown, or plan approval will be null and void. Mr. Pawlikowski seconded the motion. The motion carried 7-0 in favor.

4. New Business

A. **East Hempfield Township – Official Map (21-14.01): Introduction and review**

Nick Ebersole, DMA, physically attended the meeting and presented the Official Map to the Planning Commission.

Mr. Fullerton asked why there are no planned facilities north of SR 283. Mr. Ebersole responded stating the intent is to have strategic improvements to support the agriculture approach north of SR 283. Mr. Rohrer commented that he supports the plan for no improvements north of SR 283.

Mrs. Will commented on the pedestrian trails and asked why there are no planned pedestrian improvements linking neighborhoods to Rohrerstown Elementary. Mr. Ebersole responded stating there are existing pedestrian accesses to Rohrerstown Elementary, but those improvements are not highlighted on this version of the Official Map. This was done to avoid confusion with the proposed, future pedestrian trail improvements.

There was no further discussion. The Official Map will be scheduled for a subsequent Planning Commission meeting for additional review and recommendation to the Board of Supervisors.

B. **Plan Introductions**

Mr. Beck introduced the following new plans to the Planning Commission:

- DOC Holdings, LLC – Final Plan (20-09.02): Industrial Development for two (2) Genoese Dr. properties
- Homestead Village – Final Plan (13-15.07): Lot Consolidation for The Farmstead at Homestead Village property at Lime Spring Way

- Homestead Village – Revised Final Plan (13-15.08): The Farmstead at Homestead Village Clubhouse Redevelopment at Lime Spring Way

5. **Old Business**

- **Planning Commission By-Laws**

Mr. Beck presented the draft Planning Commission By-Laws to the Planning Commission. The Planning Commission discussed revisions to the draft. The Planning Commission directed Mr. Beck to make the discussed changes and present the revised draft at the April 14, 2021 Planning Commission meeting.

6. **Project Report**

Mr. Beck provided updates on the Township's land development projects.

7. **Public Comment**

None

8. **Adjournment**

There being no further business, Mr. Fullerton adjourned the meeting at 9:25 p.m.