

February 16, 2010
SPECIAL MEETING

The East Lampeter Township Board of Supervisors met on Tuesday, February 16, 2010, at 7:00 p.m. at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was scheduled and advertised as a special meeting for the purpose of conducting a public hearing to consider revisions to the Zoning Ordinance of East Lampeter Township involving both the zoning map and zoning text. The meeting was called to order by Mr. David Buckwalter, Chairman. Supervisors present were: Mr. Roger Rutt, Mr. Michael Landis, Mr. John Shertzer, and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager.

The following persons signed in as being present in the audience:

Chris Venarchick, RGS Associates, 15 S. State Street, Brownstown, PA 17508, representing Keystone Custom Homes
Lois Duling, 824 Stumpf Hill Drive, Lancaster, PA 17601, representing CVC
Fred Daum, 2142 New Holland Pike, Lancaster, PA 17601
Joseph S. Esh, 2151 Forry Road, Lancaster, PA 17601
John L. Stoltzfus, 385-A Willow Road, Lancaster, PA 17601
Diane Frame, Keystone Custom Homes, 227 Granite Run Drive, Lancaster, PA 17601
Tom Comitta, 18 W. Chestnut Street, West Chester, PA 19380, representing TCA
Mark Deimler, Strausser Surveying & Engineering, Inc., 2586 Lititz Pike, Lancaster, PA 17601, representing Henry Fisher
Charlie Lefever, 1001 E. Oregon Road, Lititz, PA 17543
Don Barrett, Rettew Associates, Inc., 3020 Columbia Avenue, Lancaster, PA 17603, representing Country Club Apartments
Russ Latschar, 2410 Stumptown Road, Witmer, PA 17585
John Pogue, David Miller Associates, 1076 Centerville Road, Lancaster, PA 17601, representing Smucker Properties
Dale R. Yoder, Cornerstone Design, 48-50 W. Chestnut Street, Suite 400, Lancaster, PA 17603, representing 2160 Lincoln Highway East Condo Association

Chairman Buckwalter recused himself from participation in this public hearing due to his employment in the High organization.

Mr. Mark Stanley, Esq. of Hartman Underhill & Brubaker introduced himself as representing High Properties. He advised the Board that they will not be asking the Board to act on the ordinance that is before them this evening.

Mr. Tom Smithgall of High Associates then spoke to the Board about four (4) basic messages which included the history, the commitment, the future, and the proposal. Over the years the Greenfield Industrial Park was transformed into the Greenfield Corporate Center and is now being looked at to be called Greenfield. He commented on the second and third generation of the High family and their commitment to Greenfield.

Mr. Ben Bamford of High Associates then addressed the Board regarding the proposal.

Mr. Tom Comitta of Thomas Comitta Associates (TCA) gave a Power Point presentation of the proposed ordinance and discussed the changes between the proposed ordinance and the current version. Mr. Comitta then handed out power point packets of the revised version of the ordinance and reviewed some of the changes.

Since the hearing was running longer than expected, it was paused for a moment in order for Chairman Buckwalter to recognize two individuals who have provided outstanding service to the Township.

Chairman Buckwalter recognized Mr. Russell Latschar for his more than twenty-seven (27) years of service as a member of the East Lampeter Township Zoning Hearing Board and presented him with a plaque and thanked him for his years of service.

Mr. Latschar then spoke briefly about the years he spent on the Zoning Board and indicated that what he had learned helped him become a better person. He added that he appreciated seeing a few of the former Zoning Hearing Board members at this evening meeting and enjoyed working with them over the years.

Mr. Dale Schmitz, Chairman of the Zoning Hearing Board, then spoke about the outstanding job Mr. Latschar has done over the years and thanked him for his service.

Chairman Buckwalter then recognized Mr. Charlie Lefever for his thirteen (13) years of service on the East Lampeter Sewer Authority, twelve (12) of those years having served as the Chairman. He presented him with a plaque and thanked him for his outstanding service.

Chairman Buckwalter then turned the meeting back over to Vice Chairman Rutt to conclude the public hearing with High Associates.

Mr. Comitta stated that they know they must go back through the Lancaster Country Planning Commission review and will be back in two (2) months. He then asked if the Board had any questions or thoughts that they would like to share.

Mr. Eberly asked what the difference was between this and the current ordinance.

Mr. Stanley responded by explaining the different zoning areas.

Mr. Eberly asked if there has been any coordination with the team that is already working on the current zoning to revise it and bring it up to date.

Mr. Hutchison commented that the new zoning ordinance draft has not been prepared and won't be ready for another 4–6 weeks.

Mr. Landis stated that the presentation was well presented and that over his course of years on the Board he has always appreciated the way that High Associates have done things and maintained their properties. With that said, he definitely wants to think about this.

Vice Chairman Rutt asked if there were any comments or questions from the audience. There were none.

Vice Chairman Rutt then closed the hearing. No action was taken.