



**EAST PETERSBURG BOROUGH PLANNING COMMISSION  
MEETING MINUTES  
April 18, 2019**

Meeting began at 7:00 P.M.

**Roll Call:** John Schick Chairman, David Keener Vice-Chairman (Absent), Rory Buckwalter, John Kerchner (Absent), William Pfautz, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer Michael Bingham

**Reorganization of the Board**

1. *It was moved and seconded (J. Wolf / W. Pfautz) to nominate John Schick for Chairman of the Planning Commission. Unanimous approval by the Board.*
2. *It was moved and seconded (J. Wolf / M. Stauffer) to nominate David Keener for Vice Chairman of the Planning Commission. Unanimous approval by the Board.*

**Approval of Minutes:**

*It was moved and seconded (J. Wolf / R. Buckwalter) to approve the minutes of the September 2018 meeting, unanimous approval by the board*

**Visitors:** See attached sheet for full list

**Public Comments:** None

**Old Business:** None

**New Business:**

1. Review Application submitted by SC Poultry Service, Inc. for the property located at 1830 State Street, requesting a Zoning Special Exception to allow for "Construction Company or Tradesperson's Headquarter" within the Neighborhood Commercial District (NC). This Special Exception is for a Use as provided in Table 306.B.2 of the East Petersburg Zoning Ordinance.

Mr. Bingham said that the required number of parking spaces is 17 and they do have 22 spaces available. Mr. Fish explained that there are 4 parking spaces that will be utilized in the garages for the work vehicles. Up to eight people will be working at this location. He explained that the staff meets there to go work off site and plan on leaving from there at 7:00 a.m. Only 2 employees will be working in the building.

A resident from a neighboring property said that the light from 1830 State Street shines on his property. Mr. Wolf explained a shield could be put on the lights or the lights could be aimed differently. This resident also asked if the dumpster would have screening. Mr. Schick explained that this could be made a required condition.

*It was moved and seconded (J. Wolf / R. Buckwalter) with unanimous approval by the Board to recommend approval of the special exception requested by SC Poultry Service, Inc. for the property located at 1830 State Street, to allow for a construction company or tradesperson's headquarters within the neighborhood commercial district. This special exception is for a Use as provided in Table 306.B.2 of the East Petersburg Zoning Ordinance with the condition that the existing dumpster be enclosed per the zoning*

***ordinance and also with the condition that the sight lightning be adjusted to keep it from going beyond the property lines.***

**2. Review Preliminary/Final Land Development Plan for Traditions of America**

A Representative from Traditions of America said that both East Petersburg Borough and East Hempfield have passed the Ordinance Amendments allowing of a Age Restricted Community within the municipalities. They stated that the plan has not changed much since the first presentation they gave and pointed out some of the following details about Plan they have submitted:

- There will now be 290 units in total
- State Street connection has been removed and Main access will now be off Miller Road. Additional access from Blacksmith and Splitrail Drive
- Facilities on property will include – clubhouse, pool, sport courts
- East Petersburg Water will service water for the portion located in East Petersburg Borough, and Lancaster City will service water for the portion located in East Hempfield Township
- LASA will service sewer for the whole property
- Stormwater basins are all located in East Hempfield – so they will have to follow all of the regulations in East Hempfield, but they will also be working with East Petersburg to regulate the runoff. T.O.A. will obtaining a NPDES permit.
- Only single homes will be in the Borough portion of the land – single and double will be in the township
- Plowing will still need to be determined.
- Trash fees will be collected by H.O.A.
- Streets will possibly be lit with public lighting
- Trees will be planted at the curbs- it was discussed that the trees that have a smaller root system to prevent damage to the curbs and sidewalks and that would create the least mess for MS4
- They will start construction on Miller Road
- Construction of the entire property should be finished within 5 years
- Utilities will be done in phases
- Traffic is a lot less than it would be for a typical single family

Michael Bingham asked if they had any question about the review letter and explained that most of the comments pertained to administrative items. The Representative asked what the tree disturbance allowance is. Mr. Bingham said it needs to be less than 75%. They also asked if the parks and recreation fee is still due even though they have recreation facilities on the portion of the property in East Hempfield. Mr. Bingham explained that due to facilities are not open for all residents, T.O.A. will need a fee in lieu of land agreement with the Borough.

Mr. Bingham pointed out one of the comments he had in his review letter that the walking trail going around the basin did seem like a safety concern.

Mr. Bingham wanted to be sure that T.O.A. will have an O&M agreement with East Hempfield Township. The Traditions Representative stated that they will have an O& M with East Hempfield Township.

If all goes well, they hope to start doing site work the fourth quarter of this year.

Traditionally the first thing T.O.A. will do after all approvals are in place is start by building model homes. They plan to build 7 models and then start building the clubhouse.

Mr. Bingham asked to forward the plan review with comment letter from East Hempfield to him when they do receive it.

**3. Review draft of Ordinance for Fireworks**

Boardmember Schick explained that this first came up when an application to sell fireworks in the Borough was submitted for review and council decided to deny approval as well as update the ordinance. The laws have recently changed to allow for the sales of aerial fireworks to be sold in PA. According to the state laws only a very small area of the borough would meet these requirements to set these fireworks off, therefore the ordinance has been updated to restrict aerial fireworks within the Borough. By restricting aerial fireworks, it will make enforcement easier for the emergency services who has seen an increase in calls for firework occurrences.

Public displays will still be allowed by permit for no more than (5) displays per year.

***It was moved and seconded (W. Pfautz / M. Stauffer) with unanimous approval by the Board to recommend approval of the ordinance restricting aerial fireworks within the Borough, pending review of the Borough Solicitor.***

**Adjournment:** 8:01 p.m.

**Announcement:** Next meeting will be held May 16 at 7:00 p.m., if needed

Respectfully Submitted,  
Kim Strayer,  
Recording Secretary



**EAST PETERSBURG BOROUGH PLANNING COMMISSION  
MEETING MINUTES  
August 15, 2019**

Meeting began at 7:00 P.M.

**Roll Call:** John Schick Chairman, David Keener Vice-Chairman, Rory Buckwalter (Absent), John Kerchner, William Pfautz, Marvin Stauffer, John Wolf, and Zoning Officer/Borough Engineer Michael Bingham

**Approval of Minutes:**

*It was moved and seconded (J. Wolf / W. Pfautz), to approve the minutes of the April 18, 2019 meeting, motion was passed*

**Visitors:** See attached sheet for full list

**Public Comments:** None

**Old Business:** None

**New Business:**

**1. Review Preliminary Land Development Plan for Traditions of America**

Daniel Rowley with the Kaplin Stewart Law Firm, and Dave Miller with Rettew Associates, were in attendance to represent Traditions of America, LP, preliminary land development application of the property located at 2686 State Road and to answer any questions. Mr. Rowley stated that Traditions is proposing the property as an age restricted community with a total of 208 single family dwellings and 82 duplex dwellings and one non-residential clubhouse. The development is partially located in East Petersburg with approximately 98 acres located in East Hempfield and approximately 16.7 acres located in East Petersburg Borough. T.O.A. is requesting recommendation of approval of the preliminary land development plan. Mr. Rowley said that they received the plan review letter earlier today and they will comply with all the comments in the letter. Mr. Rowley pointed out SALDO comment number 12, where it stated that T.O.A. requested a waiver but it was not in the letter they provided, he explained that it was requested on the plan and they did revise the waiver letter to include all waivers.

Mr. Schick asked if comment 21 was resolved on the fee in lieu of. Mr. Rowley said that this has not been resolved, they are currently looking at what the value of the path will be. Ultimately, the borough residents will have use of all the amenities which just happen to be in East Hempfield e.g. club house and tennis courts. Mr. Rowley said that they still have to do some calculations. Mr. Bingham said that the fees in lieu of are listed in the ordinance. Mr. Bingham said that most of the items in his review letter are administrative and explained that all the stormwater, except for a few easements for swales, are located in the adjacent municipality. The tree item they are proposing in the waivers does not seem to be an issue. The only issue Mr. Bingham foresees is with the fees in lieu of. We will not see a lot of the specifics until phase 3. Mr. Bingham said that East Hempfield has not shown him any of their comments to this point. Mr. Rowley said that they submitted a preliminary plan and final plan for phase 1 to East Hempfield and the review letter they received back was mostly administrative items and every indication is they will receive a recommendation for approval.

T.O.A. anticipates getting to phase 3 sooner than the projected 2023 date.

Mr. Rowley said that they have submitted the plans to Diane Garber to review for both the township and the borough, but they have not heard back from her yet. It was discussed that the Fire Chief will need to review this plan also and it is not clear if Diane Garber has reached out to Chief Rohrer yet or not. Mr.

Rowley said that they have tried to follow up with Ms. Garber and he has not heard back, but he will keep trying and let the borough know if he does not soon hear back from her.

Mr. Pfaultz said he would like to see T.O.A. use more MS4 friendly trees than what they are proposing.

There are gas lines that run along the back of this property that will be relocated. There is currently no easement and when it is time to develop, the developer can choose where the lines will be moved to. This will probably happen within the next 18 months, possibly winter 2019 or spring 2020.

Mr. Bingham explained that T.O.A. is asking for a waiver of the fees in lieu of, in exchange for dedicating the trail they will be putting in. He also said that part of the trail does not meet the requirements and would need to be ADA compliant, and that the Borough has a lot of park land that they maintain and is not necessarily looking for more land to maintain.

***It was moved and seconded (J. Wolf / J. Kerchner ) to recommend approval of the preliminary land development plan that has been presented for the Traditions of America project and that the phase 3 area would meet the final land development plan when it is submitted. Motion passed with a 5-0 vote, John Schick abstained from voting due to he is employed by the engineering company working on the project***

***It was moved and seconded (J. Wolf / J. Kerchner ) to recommend approval of the waiver of section 110-402.C.5, environmental or topographic features within 200 ft. of the subject tract, the applicant is requesting a modification to provide an environmental or topographic feature within 50 ft. of the site rather than 200 ft. of the site, given all site impacts are not anticipated beyond the area shown on the plan, ARRO recommends granting this waiver. Motion passed with a 5-0 vote, John Schick abstained from voting due to he is employed by the engineering company working on the project.***

***It was moved and seconded (J. Wolf / W. Pfaultz) to recommend approval of the waiver of section 110-602.X.3 for street light spacing, the applicant is requesting a modification to provide spacing (4) times the height of the standard. The applicant intends to meet the foot-candle standard for pedestrians and for that reason, ARRO recommends granting this waiver. Motion passed with a 5-0 vote, John Schick abstained from voting due to he is employed by the engineering company working on the project.***

Mr. Bingham explained that after the streets are dedicated the borough would pay for the electric for the streetlights located in the borough. He also said that this will allow for light spacing to be the same for both the township and the borough to keep a uniform look.

***It was moved and seconded (J. Wolf / M. Stauffer ) to recommend approval of the waiver of section 110-608.C.7 for street tree spacing, the applicant is requesting a modification to allow trees to be placed every 50-60 feet as opposed to every 50 feet due to sight restrictions, ARRO recommends granting this waiver. Motion passed with a 5-0 vote, John Schick abstained from voting due to he is employed by the engineering company working on the project.***

***It was moved and seconded (J.Wolf / J. Kerchner ) to recommend approval of the waiver of section 110-608.C.7(b) tree species, the applicant has requested a modification of the requirement that no one tree species, comprises more than 25% of the development in the borough, to allow to limit the species to no more than 25% throughout the entire development, ARRO recommends granting this waiver. Motion passed with a 5-0 vote, John Schick abstained from voting due to he is employed by the engineering company working on the project.***

Mr. Bingham explained that they are trying to keep a uniform look between the two municipalities.

***It was moved and seconded (J. Wolf / J. Kerchner ) to recommend approval of the waiver of section 110-608.B protection of existing wooded areas, the ordinance requires preservation of at least 25% of the existing woodlands areas based on the number of trees having a caliber of 5***

*inches or greater. T.O.A. wishes to preserve at least 35% of the wooded areas measured by land which they believe this standard of measurement encourages the cluster of trees. This recommendation of approval will also be based upon the exhibit T.O.A. drawing dated 4-18-2019. ARRO recommends granting this waiver. Motion passed with a 5-0 vote, John Schick abstained from voting due to he is employed by the engineering company working on the project.*

T.O.A. plans on starting to move dirt as soon as they receive the NPDES plan which includes both municipalities on it.

They currently have a substantial list of people that have contacted them with interest in purchasing homes in the community.

**Adjournment:** 7:46 p.m.

**Announcement:** Next meeting will be held September 19 at 7:00 p.m., if needed

Respectfully Submitted,  
Kim Strayer,  
Recording Secretary