

ELIZABETH TOWNSHIP PLANNING COMMISSION

423 South View Drive
Lititz, PA 17543
(717)626-4302

Minutes

September 7, 2016

Members in Attendance

Robert Navitski, Chairman
Robert "Skip" Garner, Vice Chairman
Eileen Lieberman, Secretary
Todd Miller
Dick Bergey
Carol Weaver
Patrick Moulds

Others in Attendance

Jennifer Prunoske, Hanover Engineering
Gwen Newell, Lancaster County Planning Commission
Rodney May
Jeff Burkholder
Ted Cromleigh, Diehm and Sons, Inc.

1. CALLED TO ORDER - 7:00 PM

2. PLANNING COMMISSION MEETING MINUTES

The motion was made by Lieberman and second by Weaver to approve the minutes of the June 1, 2016 (July and August meetings cancelled) meeting. All in favor (5-0), motion carried.

3. CORRESPONDENCE

LCPC – Municipal Future Land Use Maps – Memo was handed out and the Commission discussed the tutorial on how to get online to review the draft maps. Commissioner Moulds was tasked with reviewing the draft maps. The County is asking for all responses by October 31, 2016.

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

- a) **Discuss LCPC Memorandum of Understanding** – Gwen Newell of the Lancaster County Planning Commission discussed the procedure and examples of the projects that would fall under the MOU, if the project qualifies for the MOU the LCPC staff is committed to processing the reviews by staff in 15-days. Gwen explained that they removed centerline separation plans and added small land development plans to the MOU process. Ted Cromleigh of Diehm & Sons and Commissioner Navitski voiced support of the new procedures. A motion was made by Garner and second by Moulds to recommend passing the MOU to the Board of Supervisors for their consideration. Motion carried 7-0.
- b) **Brickerville House – Lot Add-On Plan** – Ted Cromleigh of Diehm and Sons presented the proposed project, the project involves the addition Parcel A (3.64 acres) from Lot 2 (9.08 acres) owned by Timothy R. & Marcy T. Diehm and Kelly C Minnick, II and Jane F. Earley to Lot 1

(3.39 acres) owned by Mihalis & Asimina Agadis (Brickerville House Restaurants and Shops). After the lot add-on Lot 1 will have 7.033 acres and the remaining lands of Lot 2 will have 5.438 acres. No building will occur at this time. Three (3) modifications have been requested: Section 140-7 – Replacement area testing, Section 160-77 – Sanitary Sewer Disposal, and Section 160-72.C(9)(c)2 & 3 – Clear Sight Triangles. A review letter was issued by Hanover Engineering Associates on September 1, 2016, with an additional letter for the additional modification request sent on September 7, 2016. The motion was made by Moulds and second by Garner to send the plan to the Board of Supervisors. Motion carried 7-0. Another motion was made to send the three (3) requested waivers to the Board of Supervisors by Moulds and second by Miller. Motion carried 7-0.

c) **Brickerville House – Non-Building Waiver** – Ted Cromleigh of Diehm and Sons presented the proposed project, the project involves the addition Parcel A (3.64 acres) from Lot 2 (9.08 acres) owned by Timothy R. & Marcy T. Diehm and Kelly C Minnick, II and Jane F. Earley to Lot 1 (3.39 acres) owned by Mihalis & Asimina Agadis (Brickerville House Restaurants and Shops). After the lot add-on Lot 1 will have 7.033 acres and the remaining lands of Lot 2 will have 5.438 acres. No building will occur at this time; therefore, a Non-building was submitted for approval. The lots are both served by on-lot water and sewage. The Brickerville House does propose a replacement sewage system, but no building expansion. The Sewage Enforcement Officer performed percs on the property. SEO Len Spencer recommended processing. The motion was made by Garner and second by Moulds to approve signing the non-building waiver. Motion carried 7-0. Lieberman to sign.

6. PUBLIC PARTICIPATION

None.

7. OTHER BUSINESS

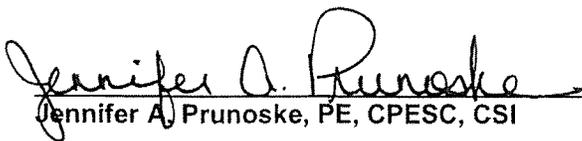
a) **Decide whether to hold a workshop meeting on September 15, 2016. No meeting needed.**

b) **The next regular ETPC meeting will be held on October 5, 2016.**

c) **LCPC – Three (3) nights, 6:30-9:30 pm for Subdivision and Land Development Ordinance process refresher.**

8. ADJOURN

The motion was made by Garner and second by Moulds to adjourn the meeting. All in favor (7-0), motion carried. Meeting Adjourned 7:38 PM.


Jennifer A. Prunoske, PE, CPESC, CSI