

ELIZABETH TOWNSHIP PLANNING COMMISSION

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

Minutes

June 1, 2016

Members in Attendance

Robert Navitski, Chairman  
Eileen Lieberman, Secretary  
Todd Miller  
Carol Weaver  
Patrick Moulds

Others in Attendance

Jennifer Prunoske, Hanover Engineering

1. CALLED TO ORDER - 7:00 PM

2. PLANNING COMMISSION MEETING MINUTES

The motion was made by Moulds and second by Weaver to approve the minutes of the March 2, 2016 meeting. All in favor (5-0), motion carried.

The Planning Commission also decided to task Hanover Engineering with keeping the meeting minutes each month. Patrick Moulds volunteered to be the back-up minute taker.

3. CORRESPONDENCE

Save the Date – Subdivision and Land Development Ordinance Review Course planned for September 13, September 20 and September 27, 2016 sponsored by the Lancaster County Planning Commission.

The public comment period for the 2017-2020 Transportation Plan was from May 1 to May 31, 2016.

4. UNFINISHED BUSINESS

None

5. NEW BUSINESS

- a) Elm Ridge – Smithton – Sewage Facilities Planning Module. Tim Diehm of Diehm and Sons presented the proposed project that includes the construction of a building addition that would serve as a second dwelling. The existing lot is over 10 acres in size and testing had been performed for the primary and secondary sewage location. The provided sewage module includes the required DEP paperwork. Diehm indicated that Len Spencer, the Township SEO, had already signed off on the plans. The existing well has been deemed adequate to supply both dwellings. The surrounding soils are shale based with good infiltration. The existing septic system (located under the proposed building addition) is to be abandoned. The motion was

made by Moulds and second by Miller approving the Sewage Facilities Planning Module to be sent to the Board of Supervisors. Motion carried 5-0.

- b) **Elm Ridge – Smithton – Stormwater Management Plan.** Tim Diehm of Diehm and Sons presented the stormwater management plan. The stormwater is anticipated to be collected in an inlet along the driveway and conveyed to the subsurface trench. A stormwater review letter was issued by Hanover Engineering Associates on June 1, 2016. Two modifications had been requested: Section 150-32.A.2.c – Maximum Loading Ratio for Volume Controls and Section 150-37.D.2.b.4 – Minimum Pipe Diameter of 15 inches. A third modification was requested verbally: Section 150-37.C.2.a(2) – Maximum Loading Ratios for Infiltration Facilities. The applicant agreed to include the corresponding written request with the resubmission of the plans. The Planning Commission also discussed the design of the trench with the applicant's engineer. A motion was made by Moulds and second by Weaver to recommend approval of the modifications and plan, subject to receipt of the written request for modification of Section 150-37.C.2.a(2). Motion carried 5-0.
- c) **Diehm Farm – Sketch Plan** – Tim Diehm of Diehm and Sons presented the sketch plan to the Planning Commission, as recommended by Hanover Engineering Associates, as this will be a project processed under the new Subdivision and Land Development Ordinance. The proposed flag lot will be extended off of Oak Lane, for possible future projects. A 5-lot cul-de-sac was shown off of Speedwell Forge Road. The cul-de-sac is not being considered at this time. The flag lot project is scheduled to be discussed with the Zoning Hearing Board on June 8, 2016 for a variance of lot frontage width. The site still needs sewage testing and a well dug. The Planning Commission had no questions or comments.

## 6. PUBLIC PARTICIPATION

None.

## 7. OTHER BUSINESS

- a) **Decide whether to hold a workshop meeting on June 16, 2016.** The Planning Commission decided that there were no items for an agenda so a meeting would not be needed on the 16<sup>th</sup>.
- b) **The next regular ETPC meeting will be held on July 6, 2016.**

## 8. ADJOURN

The motion was made by Moulds and second by Miller to adjourn the meeting. All in favor (5-0), motion carried. Meeting Adjourned 7:36 PM.

  
Jennifer A. Prunoske, PE, CPESC, CSI