

BEFORE THE BOARD OF SUPERVISORS OF THE  
TOWNSHIP OF EAST LAMPETER

IN RE:	Dutch Wonderland	)	
		)	
LOCATION OF		)	Case No. <u>2018-29</u>
PROPERTY:	2285 Lincoln Highway East	)	
		)	
ZONING		)	
DISTRICT:	Commercial C-3	)	

**CONDITIONAL USE DECISION**

The applicant is Dutch Wonderland with a mailing address of 2249 Lincoln Highway East, Lancaster, PA 17602 (“Applicant”). The property for which the application has been brought is known and numbered as 2285 Lincoln Highway East, Lancaster, PA 17602 (“Property”). The Property is located within the C-3 Commercial District.

This application is brought under Section 22230.J (Signs – Optional Design) of the East Lampeter Township Zoning Ordinance. Applicant seeks conditional use approval of thematic character sculptures and signs to be used in conjunction with a one-of-a-kind hotel known as the Cartoon Network hotel. Notice of the hearing on the application was duly posted and advertised in accordance with the requirements of the provisions of the Pennsylvania Municipalities Planning Code, and the East Lampeter Township Zoning Ordinance. The public hearing was conducted on February 25, 2019 with Supervisors Meyer, Blowers, Buckwalter and Demme being present. Mark Stanley, Esquire of McNees, Wallace & Nurick represented the Applicant at the hearing. Diana Bernardo, General Manager of Cartoon Network Hotel, Justin Nye, Director of Operations of Dutch Wonderland, and Andrew Miller of Rettew presented testimony

on behalf of the Applicant. No person testified in opposition to the application.

Applicant is constructing a Cartoon Network hotel on the site of the former Continental Hotel. This hotel will be a destination hotel and the Applicant wishes to install unique signage that incorporates the theme of Cartoon Network throughout the site.

Applicant proposes to construct the following signage:

1. A "Jake and Fin" sculpture at the front of the main building which will attach to the building and spiral around a support column. The sculpture will be 28 feet 5 inches at its tallest point. At the base, the sculpture will be 3 feet 1 7/8 inches wide with a total depth of 17 feet 11 1/8 inches.
2. A black and white Cartoon Network logo sign at the front of the building. The sign will be backlit and will measure 9 feet 3 inches tall by 14 feet 6 inches wide.
3. Along the exterior portion of the guest rooms, there will be four (4) character signs that will be no more than 18 feet 6 inches tall by 31 feet 6 inches wide. The character signs will be made of stretch vinyl and will be illuminated by LED lights around the frames. The actual characters may change depending on the popularity of the characters.
4. A two-sided directional (or monument) sign is proposed at the driveway entrance. The sign will 4 feet 8 inches high by 7 feet 6 inches wide. The sign will be back lit and will include the address number (2250) along the bottom of the sign.
5. A free standing two-sided pylon sign along the roadway will be 20 feet high by 18 feet wide. This sign will replace an existing pylon sign than currently stands 40 feet high. This sign will also be back lit and will include the address number along the top of

the sign.

There will be no electronics (other than lights) associated with any of the signs or sculptures. Exhibits were introduced to demonstrate the appearance of the proposed signage. Testimony and exhibits were offered to demonstrate the location of the Property and issues with visibility of the signage along Route 30. The Applicant does not anticipate changing the character signs frequently and any changes to the character signs would only be done with the approval of the Cartoon Network hotel and Palace Entertainment and through Township permitting procedures.

The application has been submitted under the Optional Design standards for signs. Section 22230.J provides the "Township may consider optional design and improvement alternatives if the standard requirements are determined to be unwarranted or inappropriate based upon the existing site conditions. All optional sign designs shall be considered as part of a conditional use application that is submitted to" the Township. The Board finds that Applicant has met its burden for approval and has demonstrated that the unique theming of the hotel coupled with issues related to visibility and topography of the site warrant approval of the application.

The Board of Supervisors hereby grants the application subject to the following conditions:

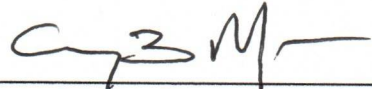
A. The address number for the Property shall be added to both sides of the pylon and monument signs for identification and emergency purposes.

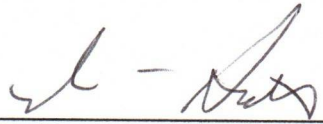
B. All character signs shall be associated with Cartoon Network shows that have a suggested viewer rating no higher than PG (parental guidance suggested).

- C. Each character sign shall be no larger than 18'6" by 31'6".
- D. The Applicant is bound by all testimony and exhibits presented at the hearing.

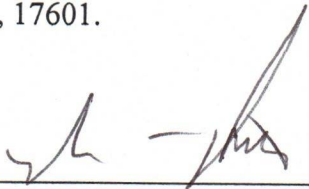
DECISION made this 25<sup>th</sup> day of February, 2019 by a vote of 4-0.

BOARD OF SUPERVISORS FOR THE  
TOWNSHIP OF EAST LAMPETER

By:   
Corey Meyer, Chairman

Attest:   
Ralph M. Hutchison, Secretary

The undersigned certifies that a copy of this Decision has been, by First Class Mail, postage prepaid, served upon the Applicant Dutch Wonderland, 2249 Lincoln Highway East, Lancaster, PA 17602 and its counsel Mark Stanley, Esquire, McNees, Wallace & Nurick, LLC, 570 Lausch Lane, Suite 200, Lancaster, Pennsylvania, 17601.



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Ralph M. Hutchison, Secretary

Date: 4/2, 2019