

BEFORE THE BOARD OF SUPERVISORS OF THE
TOWNSHIP OF EAST LAMPETER

IN RE:	Peter Bhai and SSN Hotels)	
)	
LOCATION OF)	Case No. 2020-01
PROPERTY:	2205 & 2217 Lincoln Highway East)	
)	
ZONING)	
DISTRICT:	Commercial C-3)	

CONDITIONAL USE DECISION

The applicants are Peter Bhai and SSN Hotels with a mailing address of 5159 West Woodmill Drive, Suite 15, Wilmington, DE 19808 (hereinafter jointly referred to as “Applicant”). The properties for which the application has been brought are known and numbered as 2205 and 2217 Lincoln Highway East, Lancaster, PA 17602 (“Property”). The Property is located within the C-3 Commercial District. Lincoln Properties, LTD is the current owner of the Property. Lincoln Properties is selling the Property to SSN Hotel.

This application is brought under Section 10020.D.4 and 23400.5 of the East Lampeter Township Zoning Ordinance. Applicant seeks conditional use approval to establish two extended stay hotels with a total of 205 rooms on one site.

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 24, 2020 with Supervisors Meyer, Blowers, Buckwalter and Demme being present. Brent Good of ELA Group, Inc. and Matthew Ott of Modus Construction presented testimony on behalf of the Applicant. No person testified in opposition to the application.

The Property consists of approximately 7 acres with current uses consisting of a single-family home, several mixed retail stores and a restaurant. The Humane League is located to the west of the Property, Sonic Drive-In is located to the east, and Mill Creek is located to the north of the Property. Applicant proposes construction of two extended stay hotels – a Hyatt House Hotel with 109 rooms and a Marriott TownPlace Suites Hotel with 96 rooms. The Applicant submits both hotels will be professionally managed, the designs will be aesthetically pleasing, and the proposed hotel uses will be appropriate and consistent with the surrounding uses.

In support of the application, the Applicant submitted the following exhibits: the February 11, 2020 review letter from David Miller/Associates, Inc.; renderings of both hotels; a November 14, 2019 letter from PennDOT approving the submitted Transportation Impact Assessment; a turning movement plan for the Property; a site plan; correspondence from fire and police chiefs confirming no concerns with regard to ingress/egress of fire, EMS and police emergency response vehicles and equipment; correspondence from City of Lancaster and East Lampeter Sewer Authority confirming adequate capacity for sewer and water; and plans to demonstrate accessory use areas for both hotels.

The Applicant will meet the design criteria for the Township's streetscape plan and will not request any exceptions to such plan. Applicant is not opposed to the possible addition of a traffic signal at Millstream Road and will agree to grant an easement on the Property for a traffic pole and any related equipment. Applicants have requested a six month extension of time to secure necessary permits and a twelve month extension of time to begin authorized construction.

The hotels are permitted uses on the Property and a special exception for extended stay hotels was approved by the Zoning Hearing Board on January 9, 2020. Because the total room count exceeds the 200 room count threshold, conditional use approval is necessary under Sections


10020.D.4 and 23400.5 of the Zoning Ordinance. Based upon the testimony and exhibits presented, the Board finds that Applicant has met its burden for approval.

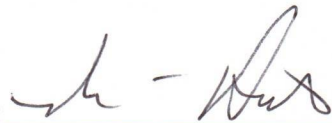
The Board of Supervisors hereby grants the application for Conditional Use and time extensions subject to the following conditions:

- A. The Applicant is bound by all testimony and exhibits presented at the hearing.
- B. The Applicant shall comply with the recommendations and comments set forth in the February 11, 2020 letter from David Miller/Associates, Inc. (Applicant's Exhibit 1).
- C. The Applicants, their successors and assigns, shall provide the Township with an easement for a traffic pole and any related equipment on the property.
- D. The Applicants, their successors and assigns, shall coordinate with the Township and Township engineer on plantings for the riparian buffer and will provide the Township with an easement for the riparian buffer.
- E. The Applicant is granted a six month extension of time to secure permits and a twelve month extension of time to begin authorized construction.


DECISION made this 24th day of February, 2020 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 Peter Bhai and SSN Hotels c/o Brent D. Good, ELA Group, Inc., 743 South Broad Street, Lititz, PA 17543.



Ralph M. Hutchison, Secretary

Date: 4/6, 2020