

Notice is hereby given that the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, shall hold a public hearing and consider adoption of the following ordinance at the regular meeting of the Board to be held on Monday, September 20, 2021, at 7:30 P.M. at the Township Office located at 2250 Old Philadelphia Pike, Lancaster, Pennsylvania. A Petition to Amend the East Lampeter Township Zoning Ordinance has been submitted by Gap Bros. Holdings, LLC to define “warehouse” and define and establish a new use known as an “Integrated Commercial Enterprise” in the Village Commercial (VC) Zoning District subject to certain regulations. At the conclusion of the public hearing or at a subsequent public meeting held within 60 days of the date of the second publication of this advertisement, the Board shall consider enacting and, if appropriate, will take a vote on adopting and enacting an ordinance, the caption of which is as follows:

AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER, LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE EAST LAMPETER TOWNSHIP ZONING ORDINANCE TO DEFINE WAREHOUSE; TO DEFINE INTEGRATED COMMERCIAL ENTERPRISE; AND TO PERMIT INTEGRATED COMMERCIAL ENTERPRISES WITHIN THE VILLAGE COMMERCIAL (VC) ZONING DISTRICT SUBJECT TO CERTAIN SUPPLEMENTAL REGULATIONS.

The following is a summary of the Ordinance proposing amendments to the Zoning Ordinance: Section 1 amends the East Lampeter Township Zoning Ordinance and specifically Section 2020 to define “Integrated Commercial Enterprise” as a use incorporating an office use and a warehouse use that are intertwined and function as one operation on the same lot and to define “warehouse” as a building or group of buildings used for the temporary storage of goods and materials. Section 2 amends Section 19020, Permitted Uses in the VC Zoning District, to permit Integrated Commercial Enterprise by right. Section 3 amends Section 23402, Supplemental Regulations, to establish regulations for Integrated Commercial Enterprise, including minimum and maximum lot sizes, maximum square footage of gross floor area, utility requirements, and other regulations concerning outdoor storage, access to public roads, and overnight parking. Sections 4, 5 and 6 of the proposed Ordinance include repealer and severability provisions, as well as an effective date provision.

The full text of the ordinance may be examined at the Township Office during regular business hours. Copies may be obtained for a charge not greater than the cost thereof. However, because no person may be in the office at the time of desired examination, it is recommended that any person desiring to examine the ordinance call the Township Office (Telephone No. 717-393-1567) for an appointment. Persons with disabilities who require any auxiliary aid, service, or other accommodation to observe or participate should contact the Township Office at least five days before the above date to discuss how your needs may be best accommodated.

The public is cordially invited to attend the hearing. Please see the Township’s website at www.eastlampetertownship.org for information on how to attend by live stream.

BOARD OF SUPERVISORS OF THE
TOWNSHIP OF EAST LAMPETER

By: Susan P. Peipher, Solicitor