

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, August 5, 2024, at 7:00 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 Smoketown Enterprises LLC and Millcreek Fence and Decks LLC to allow for a mixed use manufacturing option to be established in the Village General Zoning District with access via a new public road if such development includes certain multi-family dwellings. 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 CODE OF ORDINANCES, CHAPTER 375, ZONING, TO AMEND THE MANUFACTURING USE WITHIN THE VILLAGE GENERAL ZONE TO PROVIDE FOR A MIXED USE MANUFACTURING OPTION.**

The following is a summary of the Ordinance proposing amendments to the Code of Ordinances (Zoning): Section 1 amends the Village General (VG) Zoning District to allow a mixed use manufacturing option as a permitted use with access from any public road. Section 2 amends the Zoning Regulations to add a new Section 375-23455 (Mixed Use Manufacturing Option) which specifies the purpose and intent, permitted uses by right where the proposed development includes at least seven dwelling units per acre of land or by conditional uses where the number of dwelling units proposed is less than seven dwelling units per acre of land, and specifies design criteria. Sections 3, 4 and 5 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](http://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