

EAST LAMPETER TOWNSHIP  
PLANNING COMMISSION MINUTES  
2250 Old Philadelphia Pike, Lancaster, PA 17602

Tuesday, October 8, 2024

The regular meeting of the East Lampeter Township Planning Commission was held on October 8, 2024, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A statement of recorded meetings was played for all in attendance. Chairman Darrel Siesholtz called the meeting to order at 7:00 pm followed by the Pledge of Allegiance. Other members present in the meeting room were Mr. Jansen Herr, Mr. Randy Patterson, Ms. Sarah Rider, and Mr. Jason Dagen. Township Staff present included Mr. Ralph Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager, and Ms. Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Chris Venarchick- RGS Associates

David S Beiler-Smoketown Enterprises

Fred Clark-Calumet

Randy Dautrick – Smoketown Enterprises

Adam Felty- Calumet

consultant

Dwight Yoder- GKH

Minutes:

The minutes of the September 10, 2024, East Lampeter Township Planning Commission meeting were reviewed with Mr. Randy Patterson motioning for approval and Ms. Sarah Rider seconding, and the motion carried unanimously.

Old Business:

None

New Business:

**a) #2024-05 – Calumet – 2257 Old Philadelphia Pike – Land Development Plan**

Chris Venarchick with RGS Associates was present to represent the project at 2257 Old Philadelphia Pike which is a Land Development Plan. This was originally submitted as a sketch plan, with 12.5 acres and it is within the I-1 Light Industrial zone. They are proposing a new 36,000 sq. ft., 3 story office building and renovations to the former Locust Grove Mennonite School. The renovated school would be a reuse of approximately 42, 000 sq. ft. for office space. In the northern part of the site, they are looking to build a solar field for an alternative energy source in the northern part of the property. The traffic impact study has been reviewed by Grove Miller & PennDOT. As part of the feedback from PennDOT, and Township staff, it was asked to remove the eastern entrance from the site. The concern was site distance and truck traffic coming in and out of the site. Stormwater management will be handled by two new bio retention facilities one is in the northeast area of the site, and the southwest corner of the site, and the parking lot to the north is a small underground retention center as well. They have acquired their NPDES permit in hand as well. They will have public water and sewer. Mr. Darrel

Siesholtz asked Mr. Venarchick to go over and review the David Miller Associates letter dated 09-25-24. Mr. Venarchick read through the letter and the comments/modifications from David Miller Associates. Mr. Darrel Siesholtz went over the comments from the Lancaster County Planning Department as well with Mr. Vernarchick.

Mr. Randy Patterson made a motion to conditionally approve the plan based on the comments from the September 25, 2024 David Miller Associates review letter, October 7, 2024 Grove Miller review letter, and the comments from the LCPC review letter. Mr. Jansen Herr seconded and the motion carried unanimously by voice vote.

**b) #2024-27 – Smoketown Enterprises – 2498 Old Philadelphia Pike – Conditional Use**

Dwight Yoder and Randy Dautrick were present to represent the Conditional Use Plan for Smoketown Enterprises. Mr. Yoder said that the site is just under 9 acres, and it is in the Village General District. He said they worked with Township staff some months ago, for a zoning amendment. The ordinance has a provision that states that you could have a manufacturing business but you had to be along a township road. Mr. Beiler owns MillCreek Fencing right down the road from this property, and his business is growing and expanding. Mr. Yoder explained that with the business growing and so they started exploring this path so that the business can stay local and, in the township, and gain 27 residential units. The way the Ordinance was drafted, it basically says if you can have 7 dwelling units per acre, you don't have to go through conditional use process. Mr. Yoder believes that this incentivizes getting in as many units as you can, but if you don't then the conditional use process must be gone through. They didn't meet that requirement. He said the 7 dwelling units per acre ( $7 \times 9 = 63$ ) would be a lot for this site. Mr. Yoder said that if this plan is approved, then they will be back for the Land Development Plan. Mr. Dautrick spoke about the site plan. Mr. Yoder let the Planning Commission know that, the parking for the front of the manufacturing building, where the customers would park isn't really in the front lot. He said that they would request a modification so that customer parking would be out front and employee parking off to the side where parking for everyone is currently. That way customer parking and other parking are separate. He also said, he thought last time they were in they were at 18 units. They converted some of the units to 1-bedroom apartments, so 1 bedroom on the first floor and 1 on the second. They will all look like townhouses from the outside. They increased from 18 units to 27 units. They are also looking for a modification for open space, which would require a recorded easement. However, they will all be rental units so there is no real ability to develop in the future. Mr. Yoder spoke about building size, and said the Ordinance states that manufacturing building size is limited to 30,000 sq. ft. He said he understood that to be the manufacturing space size, not the whole building. He stated that the previous Zoning Officer said that it would be the whole building. Mr. Yoder let the Commission know that there is a storage building, the total combination of both buildings is 32,000 sq. ft. He is asking to go over by 2,000 sq. ft., but if push came to shove they could reduce the size. They will also have a landscape plan for the Board of Supervisors and are also planning robust screening. Mr. Patterson asked if they had any plans for recreation/tot lot/ equipment in the open space? Mr. Beiler said they had plans for a swing set and tables. Mr. Patterson also asked if the property maintenance will be done by an on-site property manager? Mr. Yoder said that the property owner will be off site. Mr.

Patterson also asked if there would ever be subdivision of residential and the manufacturing areas? Mr. Beiler said that there are two separate properties now. Ms. Hitchens said they are consolidating lots, otherwise they wouldn't be able to do this plan, under the zoning ordinance. Mr. Yoder agreed and said that a lot add on would be needed. Mr. Siesholtz asked why they couldn't move the manufacturing back and put in more housing. Mr. Yoder said that the neighbors were not excited about more units and Mr. Beiler didn't want to fight with the neighbors. Mr. Dagen asked how much truck traffic there will be at the site. Mr. Beiler said one tractor trailer each day, with the new building maybe 2 trucks. Mr. Siesholtz said he understands with the neighbors being upset. His concern is that they are maxed out on the square footage for manufacturing and the location of the manufacturing restricts further housing using this plan. Mr. Yoder said that there were other plans with more housing units, and unfortunately that concept wasn't going to be acceptable with the neighbors so they settled on this one. Ms. Rider asked Mr. Yoder about the modification to design requirements. Mr. Yoder said that it was in the text amendment and up to the Board of Supervisors. Mr. Siesholtz had asked about the 30,000 sq. ft. figure, since there's office space, showroom, storage etc. Ms. Hitchens went over how the 30,000 sq. ft. logic in the BOS workshops in 2015, which led to the 2016 overhaul of the Zoning Ordinance. Mr. Patterson asked about the easement issues, and said that he has no issue with the parking in front of manufacturing, and the building size. He would like however, an easement in the open space area. Mr. Patterson would like to just make sure that the open space is retained as open space, since there are residential areas on the property and surrounding the lot. Mr. Yoder said they are fine with the easements and the deed restrictions. Ms. Rider said she does not have an issue with the additional 2,000 sq ft either, but was wondering was wondering if the Commission wants to make a condition, that there's no more expanding/manufacturing after this use. Mr. Siesholtz said the Commission can add conditions when they forward to the BOS. Mr. Randy Patterson asked if they want to limit the business's ability to expand? The Commission had some discussion about the possibility of the business growing and what that meant. Mr. Jansen Herr agreed with Mr. Patterson and raised the concern that since its uncertain what the future holds, do they want to "handcuff" the business now? Ms. Rider said that they could just come back to the Commission to modify the plan if they would need to. Mr. Siesholtz mentioned that if they do have to come back for more room, it will have to include housing as well. He also said they are asking for a 10% in their manufacturing size, which doesn't sound like much but 10% is a bit. Mr. Siesholtz mentioned that the Township would probably not consider additional expansion without additional housing. Ms. Rider mentioned maybe at some point the Township would think about increasing the 30,000 square feet figure as well.

Mr. Randy Patterson made a motion to approve the conditional use application to the Board of Supervisors, with the requirement that there be an easement over the open space, agreeing to modify the area of manufacturing from 30,000 to 32,000 square feet, allowing customer and employee parking in front of the manufacturing building, allowing a dimensional variance to the open space but still requiring an easement, and the density from 7 units to 3 units per acre. Mr. Jason Dagen seconded, and the motion carried unanimously.

Briefing Items:

**a) #2024-22 – Rockvale Parcel #5 – 35 South Willowdale Drive – Land Development Plan**

Ms. Hitchens spoke about the Rockvale Parcel #5 Land Development plan. The project includes 11 apartment buildings, pool, community building, tot lot, dog park, pickleball courts and continuation of the trail along Rockvale Road. This is in for review, through the Sewer Authority, Township Engineer, Traffic Engineer and Ronks Fire Company. Mr. Patterson raised a concern about the placement for the tot lot. The tot lot is put on the far eastern side, across 4 buildings and multiple parking lots. He would like to see it moved to something more central. Ms. Hitchens let him know that it was moved previously, to the spot its at now. It was moved from its originally location, because there was thought that other people besides the community members would use it. They also thought where it was originally would be a good spot so parents could see their kids playing, however they received some feedback and placed it where it is at currently. The Commission had some discussion and Ms. Hitchens suggested that the discussion be saved for when they come back before the Commission.

**b) #2024-23- First Church of the Nazarene – 2150 New Holland Pike – Land Development Plan**

Ms. Hitchens spoke about the Land Development Plan for 2150 New Holland Pike. She said the Church was before the Commission a number of years ago asking for a time extension for the temporary manufactured building that is on the property to the west of the Church. It is believed that the building is used for Sunday School lessons. The Church is ready to construct an actual building in it's place. The Commission will see this at a future meeting.

**c) #2024-24 – Country Acres Campground – 2941 Lincoln Highway East – Land Development Plan**

Ms. Hitchens spoke about the Land Development plan for 2941 Lincoln Highway East. Country Acres Campground is purchasing a piece of a property that will front on Lincoln highway and abuts the campground on the west side. There will be a vehicular connection between the campground and the property, but there will be a property line continued between the two lots. This lot will then be redeveloped for the campground use as a maintenance building. There will be no trailer traffic through this site. The Commission will see this in the near future.

**d) #2024-25 – High Steel – 144 Greenfield Road – Sketch Plan**

Ms. Hitchens spoke about 144 Greenfield Road- High Properties. This is on the west side of Greenfield Road, as you're heading north on Greenfield Road. It's a large manufacturing building, that's just before the railroad tracks. It will be a 24,000 sq. ft. expansion of the building. Chris Venarchick of RGS Associates spoke about the project, and said that High Steel is looking for an economical way to expand and keep up with the market and would like to keep their business here in the township. The expansion is for manufacturing for High Steel. This will be at the November Planning Commission meeting.

**e) #2024-28 – High Associates – Greenfield North Lot 1 – Revised Land Development Plan**

Ms. Hitchens spoke about the Revised Land Development Plan for Greenfield North Lot 1. When originally there were 4 buildings on the property and a maintenance building. On this plan, there are 4 residential, a maintenance building and a clubhouse structure which was originally part of building #4. The club house would be located in the open space by the pool area. Building 1 & 2 have building permits, and all of the underground facilities have been completed. Building 4 also has a building permit, however this has to be redesigned, due to the clubhouse coming out of it.

Other Business:

**a) East Lampeter Township Comprehensive Plan**

Ms. Hitchens informed the Planning Commission that HRG will be the firm moving forward with the update to the Comprehensive Plan.

**b) Housing Plan Implementation**

Ms. Hitchens informed the Planning Commission that the Board of Supervisors had staff work on the Housing Plan Implementation. They went through a few renditions, and have adopted the housing plan, but had staff work on the implementation section until it was at a place where they felt comfortable moving forward, with degrees of implementation. Staff put an article in the newsletter and on the website site, about the Accessory Dwelling Units. Staff has also started tracking the number of Accessory Dwelling Units being applied for. The second step is Ordinance Changes.

**c) Update on other subdivision and land development projects**

- Cocalico Creek- Township Staff has not heard from them in recent months
- Chick Fil A- They have submitted a 180 time Extension to Township for their canopy project.
- Weis Markets Gas & Go- Submitted a time extension to January 5, 2025
- Goods Mulch- Heading back to ZHB working with Dwight Yoder on new plans
- Sheetz- Sheetz has worked with PennDOT , Consultant and Township staff about the pathway , and trail. Also possibly, picnic tables and possibly a bike repair station.
- East Towne Mall- Self Storage- Township staff is ready to release the permit

Adjournment:

On a motion made by Mr. Jason Dagen and a second by Ms. Sarah Rider with all voting in favor, the meeting was adjourned at 8:55 pm. The next Planning Commission meeting will be held on Tuesday, November 12, 2024, at 7:00 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602 and via ZOOM, check the Township website at [www.eastlampetertownship.org](http://www.eastlampetertownship.org) for more information.

Respectfully submitted,

Tara Hitchens  
Assistant Township Manager