

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

September 10, 2024

The regular meeting of the East Lampeter Township Planning Commission was held on September 10, 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. Colin Siesholtz, Director of Planning/Zoning Officer and Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Josh Weidler- BL Companies- Sheetz

Eric Mouts-Sheetz

Ethan Demme- East Lampeter Commercial Development Investment Authority

Public Present via ZOOM:

Sean Krumpe- Vacant Property Reinvestment Board

Minutes:

The minutes of the August 13, 2024, Planning Commission meeting were reviewed with a minor correction noted. Mr. Randy Patterson made a motion to approve the minutes with minor corrections and Ms. Sarah Rider seconded. The motion carried unanimously.

Old Business:

None

New Business:

a) #2024-13 Sheetz-2100 Lincoln Highway East- Land Development Plan

Mr. Josh Weidler with BL Companies was present representing Sheetz Land Development plan located at 2100 Lincoln Highway East. Sheetz is looking to develop the condominium parcel where the Howard Johnson Hotel was previously located. This is on the southeastern side of the intersection of Route 30 and Oakview Road. The other condominium lots consist of a Dunkin Donuts, a hotel, and a self service storage unit facility. Sheetz is proposing a 6 fuel pump, 12 fuel station with canopy, a 6,000 sq ft convenience store and dining area, and a drive through area. There are about 42 parking spaces as well. The primary point of access will be along Oakview Road, which will be widened for the necessary vehicles to enter Sheetz. Sheetz will be adding a sidewalk connection between Oakview Road and the new Sheetz store. In addition, there will be a sidewalk connected to the Route 30 multiuse trail. The access driveway off route 30 will be right turn in/right turn out only. Mr. Jason Dagen asked if the storage units, in the back of the property are staying? Mr. Weidler let the Commission know they are staying as they are on a separate condominium lot. Ms. Rider asked if the access of Route 30, the right in/right out is existing now or is there no access at this time? Mr. Weidler said that there is full access there presently. . Mr.

Darrel Siesholtz asked if it will be a shared access? Mr. Weidler said yes. Mr. Darrel Siesholtz mentioned that , the access is on the Dunkin Donuts/Hotel's property and Mr. Weidler said it's a shared access drive for all of the condominium lots. Mr. Darrel Siesholtz spoke about the DM/A Review letter dated August 23, 2024. He went through the requirements, and Mr. Weidler stated that Sheetz was able to comply with the requests from DM/A. Mr. Darrel Siesholtz noted the Lancaster County Planning Commission Subdivision/Land Review Letter dated June 28, 2024. Mr. Darrel Siesholtz asked about the proposed sidewalk/bike path along Lincoln Highway, to be done by others; as stated on the letter. Mr. Weidler said that the pathway along Route 30 will be completed as part of the separate Western Gate Project that PennDOT and the Township have been working on. There has been significant coordination between Sheetz, PennDOT, and East Lampeter Township so that work is not completed by Sheetz and replaced within a few years. Mr. Randy Patterson asked Mr. Colin Siesholtz how long the Township holds the Financial Security for the improvements, will we hold it until the west/east side is done? Mr. Colin Siesholtz said yes. Mr. Mounts said that they are planning on doing the frontage improvements at the same time as the construction of the project. This would include the curb lines and streetscape along the eastern part of Oakview Road. Mr. Darrel Siesholtz asked if there were times when the township releases a portion of the financial security, when there is a situation like this? Mr. Colin Siesholtz said yes, a partial release. Mr. Darrel Siesholtz mentioned the electric charging stations that was on the list from the Lancaster County Planning Department letter. Mr. Weidler said that Sheetz as a company, does not provide electric charging stations. He said this would come in from an outside company, say Tesla. Sheetz will set up everything up, utility wise and Tesla will come in and set up their stations. Mr. Randy Patterson asked about the drive through set up for Sheetz, and asked them to explain how it works. Mr. Weidler said there are two ways for a customer to order, one way is on the app or online. Then they would either run inside to pick up or drive through to the window. Mr. Mounts explained that they did a data study at the store in Harrisburg, right next to the interstate. They did a count from Thursday through Sunday, Labor Day weekend last year. For a 24 hour period, the count of cars going through the drive through was 60. The maximum they counted at the window was 2 cars. The drive through does not get a lot of stacking up, since a lot of them are just picking up online orders. Mr. Mounts said that they have prepared in case of an influx of drive through orders, but said its very rare. Mr. Darrel Siesholtz said that there was a traffic study done from Grove Miller Engineering. Ms. Rider asked if the other Sheetz, off Old Philadelphia Pike is going to close due to the construction of this one on Lincoln Highway? Mr. Weidler said the other location will remain open.

Mr. Randy Patterson made a motion to recommend approval of the Sheetz Land Development Plan located at 2100 Lincoln Highway East upon meeting the comments in the DM/A letter dated August 23 2024, and the Lancaster County Planning Department review dated June 28, 2024 . Mr. Jason Dagen mentioned including the waiver, and Mr. Weidler said its included in the letter. Mr. Jansen Herr seconded, and the motion carried unanimously.

Briefing Items:

None

Other Business:

a) Lancaster County Vacant Property Reinvestment Board-2250 Lincoln Highway East-Blight Determination

Sean Krumpe spoke via Zoom as a representative of the Lancaster County Vacant Property Reinvestment Board. He is looking for approval of the process of Blight determination as defined in the urban redevelopment law in Pennsylvania. Mr. Krumpe noted that the Planning Commission is required to process was followed correctly, not to determine that the conditions of blight exist at the property, just that the process was correct as defined by PA Urban Redevelopment Law. Mr. Darrel Siesholtz had asked about the tax status, since on line 8 it says the taxes were paid, but Conestoga Valley School District is claiming there are some outstanding still. Mr. Krumpe said that, this was correct and it only requires that one of these elements are met for the property to be blighted. Mr. Randy Patterson spoke about having some vacant property process experience, and said the primary intention is to get the property owner to address the blighted conditions and redevelop the property. He said sometimes, it takes this push of having the property certified as blighted and allowing the process to continue that gives the Township and the Lancaster County Vacant Property Reinvestment Board the ability to continue to push the property owner to address the issues at the property. Mr. Krumpe agreed and noted the intention of the program is to have the property owner remediate the conditions not to acquire the properties through the program. That would only happen if the property owner would choose not to move forward and remediate those conditions of blight, which in this case would be the delinquent taxes for the school district as well as a vacancy for at least a period of 2 years. Mr. Darrel Siesholtz mentioned how Mr. Krumpe has been diligent with the dates and information he has, and following through on each of the steps as they occurred. He said that it appears to him that the owner has been doing some Band-Aid things to clean up the property. However, he also said they did this without permits. He asked Mr. Krumpe, since they have done work without getting permits first, how would this affect them moving forward? Mr. Krumpe said it is their intention to work with the property owners to remediate the conditions. They have not been getting the proper permitting for the construction they have been doing at the property. He stated that again the purpose of this is to approve the process that they went through in determining the property to be blighted. Mr. Darrel Siesholtz said this may be what is needed to get the property owner to do right by the property. Mr. Krumpe agreed and said yes they can maintain some pressure on the property owner to continue moving forward and remediating those conditions properly, such as proper permitting. Mr. Jansen Herr asked about the delinquent taxes, which showed that delinquent taxes were delinquent for 2020 and 2021 for a total of over \$58,000. He asked if the taxes have been paid since or if they were from a prior owner? Mr. Krumpe said they didn't hand over any tax information from 2022 or 2023 so, he couldn't say for certain. He did say that it was from the same ownership interest in the property.

Mr. Darrel Siesholtz made a motion noting that the process of determining blight by the Lancaster County Vacant Property Reinvestment Board was completed correctly with the August 27<sup>th</sup> 2024 letter to certify the determination of the blighted conditions and that they followed proper procedures. Mr. Randy Patterson seconded the motion and the motion carried unanimously by voice vote.

- **Mr. Ethan Demme -Chairman of the East Lampeter Commercial Development Investment Authority**

Mr. Demme, Chairman of the East Lampeter Industrial Commercial Development Authority was present to inform the Planning Commission about the Business Improvement District. He noted that they went through this process in 2016, attempting to create a business improvement district (BID) along Lincoln Highway in Lancaster. Basically from Oakview Road to Route 896 is where the district would cover. Mr. Demme said the goal of this is to enhance the commercial corridor along Lincoln Highway East to improve the property values, as well as boost the commercial district out there. The business improvement district can provide services that the Township may not be able to provide but also to get local ideas from the businesses about what to prioritize and what to do next. The short term focus of the business improvement district is to focus on items on the streetscape project, that have to do with direct benefit to those businesses, like creating a sense of place. Mr. Demme mentioned they have Gateway Signage planned so when you come off Route 30 west, and 896 intersects the plan is to have a Gateway Sign that says "Welcome to Lincoln Highway Lancaster" and then also Gateway Signage when you're coming off the bypass as well. They are also planning Wayfinding Signage, so when you're on our corridor how do you get to the various attractions such as: Tanger, Rockvale, Dutch Wonderland, and American Music Theater to name a few. He also mentioned, planting trees, public transit shelters, benches, plantings, seasonal signs, and banners. He also spoke about bringing local businesses together and giving them a seat at the table, to both direct what the next part is. Mr. Demme said that the goal is to get that local control of that spending. So the Business Improvement District is an authority, and the process that they'll be going through is, they'd be passing a resolution from the Board of Supervisors and then they'll send out a formal plan for review and vote. If 40% of the property owners don't want the plan, then the plan goes away. Which is what happened in 2016. Mr. Demme said since 2016 they have made improvements, such as narrowing the lane widths on Route 30 which has slowed traffic, which means less accidents. Also the new blue traffic equipment which people enjoy. Ms. Rider asked what has the initial feedback been when Mr. Demme has met with business owners? Mr. Demme said it's been very good, and he is working with Kaplin Strategies who has met with him and some business owners in the Township. He said some of the business who were opposed back in 2016, are now more informed and like the idea. Mr. Demme would like to work with Discover Lancaster in a joint effort to help draw tourism to the County. He said in this area we cover over 80% of the hotel beds and over 80% of the traffic that comes into Lancaster County. Mr. Darrel Siesholtz also if Mr. Demme has had any interaction with business owners telling him to come back after he has finished doing the Gateway Signage, would the Township handle that since it would be on public or PENDOT land? Mr. Demme said that the Industrial Commercial Development Authority has been moving forward, the initial budget for of the Industrial Commercial Development Authority has done several of those items. They have done the branding, the logo on the top, the signage plans etc. Mr. Demme said feedback has been interesting with some liking the blue traffic arms and others believing it was too expensive and if something breaks now we have to fix it and now it's an extra \$20,000. He said that, his feedback to those that disapprove is that it was done without your feedback, but we would love to have your feedback as a member of the Business Improvement District. Mr. Demme feels like that is a benefit, is getting the businesses to tell us what they think, like if the blue traffic equipment is horrible or if the signage is horrible. He said they invited a few members of the public from Wyndham Resort, American Music Theater, and Discover Lancaster to sit and review proposals from the consultant. So they were there to help guide us in choosing that brand, so it wasn't the Township just choosing it. Mr. Demme brought up the Improvement District downtown Lancaster,

the ambassador program. They handle the street cleaning, waste baskets, etc for the events downtown. Those businesses set the priorities, they set the budget, they can essentially raise their own taxes, but the money is spent right where they want it to go. Ms. Rider asked if the boundary of district will be just along route 30 or anywhere beyond? Mr. Demme said that the way the law is written, they have the contiguous so all of the properties have to be touching each other , either on one side of the street or the other along Lincoln Highway. Mr. Demme would like to have signs that would point to certain areas, such as how to get to Bird In Hand, Strasburg, Downtown Lancaster, etc since we don't really have any along Lincoln Highway.

Adjournment:

On a motion by Ms. Sarah Rider and seconded by Mr. Randy Patterson, with all voting in favor, the meeting was adjourned at 8:20 pm. The next Planning Commission meeting will be held on Tuesday, October 8th 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