

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

Tuesday, December 10, 2024

The regular meeting of the East Lampeter Township Planning Commission was held on December 10, 2024, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A statement of recorded meetings was played for all in attendance. Vice Chairman Randy Patterson 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. Jason Dagen, and Mr. Jonathan Thompson. Ms. Sarah Rider joined the meeting via ZOOM. 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:

Anthony Tsoflias	Kelly Adams-First Church of the Nazarene
Peter Wertz	Ben Craddock
Zac Greg	

Public Present via ZOOM:

None

Minutes:

The minutes of the November 12, 2024, Planning Commission meeting were reviewed and minor typographical changes were made. Mr. Jansen Herr made a motion to approve, and Mr. Jason Dagen seconded. The motion carried unanimously by voice vote.

The Planning Commission welcomed Jonathan Thompson, who is a newly appointed member of the commission. Mr. Thompson noted that he serves as a financial advisor and is excited to learn and serve East Lampeter Township with the other members of the Planning Commission.

Old Business:

None

New Business:

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

Mr. Ben Craddock of Lancaster Civil Engineering was present to represent the Land Development Plan for First Church of the Nazarene. This is a 7-acre property on which there has been a temporary manufactured building to the west of the Church. The manufactured building was intended to be a short-term solution and per the agreement must either be replaced with a permanent structure or removed. The congregation is ready to construct a permanent structure which will consist of a multi purpose open space an small kitchen area. Mr. Craddock informed

the Commission that stormwater management will be handled through a facility in the southern portion of the property, the plan shows an easement that goes through the property to this facility.

Mr. Jason Dagen made a motion to recommend conditional approval of the land development to the Board of Supervisors for First Church of the Nazarene subject to the David Miller Associates review letter dated November 21, 2024. Mr. Jansen Herr seconded and the motion carried unanimously by voice vote.

b) #2024-31 – ZKG Property Management 2007 Lincoln Highway East Waiver of Land Development

Mr. Peter Wertz with McNees, Wallace & Nurick was present to represent the waiver of land development request for 2007 Lincoln Highway East. This property is now occupied by Just Press Play who is requesting an addition of their mezzanine space for storage purposes. This addition amounts approximately 185 additional square feet within the existing building.

Mr. Jansen Herr made a motion to recommend approval of the waiver of land development to the Board of Supervisors, based on the letter from McNees, Wallace & Nurick dated August 14, 2024. Mr. Jason Dagen seconded and the motion carried unanimously by voice vote.

Briefing Items:

a) Stoltzfus Properties Subdivision

Ms. Tara Hitchens noted that the proposed subdivision is currently two farm parcels to be subdivided into three farm parcels all of which along Hobson Road and borders against Harvest Road. It is being subdivided so that a future child can have a farm plot. Staff would look for action at a future meeting of the Planning Commission.

Other Business:

a) Reminder that the January meeting of the Planning Commission will include reorganization.

Adjournment:

On a motion made by Mr. Jansen Herr with a second by Mr. Jon Thompson and all members voting in favor, the meeting was adjourned at 7:30 pm. The next Planning Commission meeting will be held on Tuesday, January 14, 2025 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 for more information.

Respectfully submitted,

Tara Hitchens, AICP
Assistant Township Manager