

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

Tuesday, May 13, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, May 13, 2025 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A statement of recorded meetings was played for all in attendance. Chairman Mr. 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 and Mr. Jonathan Thompson. Ms. Sarah Rider and Mr. Jason Dagen were absent. Township Staff present included Ms. Tara Hitchens, Township Manager, Mr. Ralph Hutchinson, Senior Advisor to the Township Manager, and Ms. Stephanie Leakway, Administrative Assistant.

Public Present in Public Meeting Room:

Kristi Burkholder-Rockvale Square

Claudia Shank- McNees

Chris Venarchick- RGS

Public Present via ZOOM:

None

Minutes:

The minutes of the March 11, 2025 Planning Commission meeting were reviewed, and a minor change was made. Mr. Jansen Herr made a motion to approve, and Mr. Jonathan Thompson seconded, and the motion carried unanimously by voice vote.

Old Business:

None

New Business:

a. #2024-22 – Land Development Plan for Rockvale Parcel #5

Mr. Chris Venarchick of RGS Associates presented the Land Development Plan for Rockvale Parcel #5. This parcel is in the C-3 Regional Commercial Zoning District. The owners of Rockvale are planning to remove a portion of commercial buildings, formerly retail space and are proposing 11 apartment buildings, a clubhouse, amenities, and parking. There would be 352 apartment units in these buildings. There are current restrictions on the sewer, however they are working on an agreement with ELSA. Mr. Patterson let Mr. Thompson know that Planning Commission reviewed the Master Plan for Rockvale and the Parcel #4 and Parcel #2 plans previously. Mr. Venarchick went through the review letter from David Miller Associates from

2/14/25 and explained a few of the items. The sidewalks for this project will be internal to site, and basically be duplicating the ones already there that run along Willowdale Drive. They will also be working with the Township on the streetscape plan.

Mr. Jonathan Thompson made a motion to recommend conditional approvals subject to all items listed on the February 14, 2025 David Miller & Associates review letter and the modification letter dated February 21, 2025. Also contingent on the ELSA agreement being reached, the deferral agreements on items #6 & 7, and the fee in lieu of and the traffic study which will be a final decision by the Board of Supervisors. Mr. Jansen Herr seconded, the motion carried unanimously.

b. #2024-25 – Land Development Plan for 144 Greenfield Road

Mr. Chris Venarchick of RGS Associates presented the Land Development Plan for 144 Greenfield Road for High Steel. High Steel seeks to extend an existing building by 21,000 sq feet to have more space for the coating process.

Mr. Jansen Herr made a motion to recommend conditional approval subject to the David Miller letter dated April 16, 2025 and Lancaster County Planning Commission review letter dated April 8, 2025. Mr. Jonathan Thompson seconded the motion, the motion carried unanimously.

c. #2025-06 – Waiver of Land Development for 850 Greenfield Road

Ms. Tara Hitchens presented the Waiver of Land Development for 850 Greenfield Road, which is the former Pennsylvania College of Health Sciences office building which now utilized, in part, by St. Joseph's. This space is 63,000 square feet. High Properties is looking to sublet the office space for up to 10 office users. High would not be changing the outside of the building, and they are not expanding the building.

Mr. Jansen Herr made a motion to conditionally approve the requested waiver of land development subject to the owner acquiring any necessary building and zoning permits. Mr. Jonathan Thompson seconded. The motion passed unanimously.

d. Zoning Ordinance Text Amendment – Family Farm Stand

The Planning Commission reviewed the Zoning Ordinance Text Amendment and comments from neighbors. Mr. Randy Patterson felt like the 400' linear feet requested from the neighbors was too extensive and felt like 200 made more sense. Mr. Jansen Herr agreed as well. Mr. Jonathan Thompson thought the main concern should be the size of the building rather than the setback distance. Since the size of the building would be rather large. The Planning Commission noted that there would be more conversation about this at the next meeting of the Commission.

e. Subdivision and Land Development Text Amendment – Park and Rec Fee in Lieu

Mr. Ralph Hutchison spoke about the Park and Rec Fee in Lieu. He noted that if approved, the Township would need to annually look at the land values/land assessments from county reports. Based upon that data, the per acre value amount would be determined. It was noted that agricultural and tax exempt properties are not included in the calculations. The Planning Commission noted that there would be more conversation about this topic at the next meeting of the commission.

Briefing Items:

a. #2025-05 – Land Development Plan for 2331 Lincoln Highway East

Ms. Hitchens presented the Land Development Plan for 2331 Lincoln Highway East which is the site of the Rodeway Inn. The owners are proposing to demolish the structures and construct retail space and warehousing space. This would be for Cocalico Creek. The shared driveway would be utilized with the restaurants on the adjoining property. This will be on a Planning Commission's future agenda.

Other Business:

a. Comprehensive Plan Update – Jason Dagen

Ms. Hitchens spoke about the Comprehensive Plan informing the Planning Commission that there will be a survey distributed with the Kindergarten packets. This survey is focusing on visual preferences of development in the township. Residents will be able to do the survey online and see the township map then place the visual preference where they would like to see it occur in the Township.

Adjournment:

On a motion made by Mr. Jonathan Thompson a second by Mr. Jansen Herr with all voting in favor, the meeting was adjourned at 8:10 pm. The next Planning Commission meeting will be held on Tuesday, June 10, 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
Township Manager