

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

June 10, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, June 10 2025, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A statement of recorded meetings was played for all in attendance. 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 Ms. Sarah Rider, Mr. Jon Thompson was absent. Township Staff present included Mr. Jacob Bowen, Director of Planning /Zoning, Ms. Tara Hitchens, Township Manager and Ms. Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Dwight Yoder- GKH
Craig Smith- RGS
Rob Kaufhold- Lancaster Archery
Carole Kaufhold- Lancaster Archery
Chris Scott-Lancaster Archery
Martin Mascher- Keystone Custom Homes
Steve Hackett- SDC
Anthony Petersheim-Cocalico Creek
Chris Venarchick-RGS
Randall Weaver- Iron Eagle
James Haigney- Commonwealth Engineers

Public Present via ZOOM:

None

Minutes:

The minutes of the May 13, 2025, Planning Commission meeting were approved, with Mr. Jansen Herr making a motion to approve the minutes which was seconded by Mr. Jason Dagen. The motion carried unanimously.

Old Business:

a. #2023-05 – Revised Land Development Plan for Gish Furniture at 2217 Lincoln Highway East

-Mr. Chris Venarchick of RGS Associates presented the Land Development Plan for Gish Furniture. He informed the Commission that this project was here in front of them about a year ago. They went through the process and had a conditional approval and are at the point where they are ready to record the plan. The applicant had a deal to build a hotel in the rear of the property,

however that fell through. The Land Development Plan is to now have the Gish Furniture store, a multiple retail building and a coffee shop.

Ms. Sarah Rider made a motion to recommend conditional approval of the plan, subject to compliance with the David Miller Associates letter dated May 22, 2025. Mr. Jansen Herr seconded the motion, and the motion passed unanimously.

b. Zoning Ordinance Text Amendment – Family Farm Stand

Ms. Tara Hitchens presented the Text Amendment Ordinance for the Family Farm Stand to the Commission. Ms. Hitchens informed the Commission that they can table their decision until the July 8, 2025 meeting. Ms. Rider asked if there was any history behind the Text Amendment to which Ms. Hitchens let her know that there was a Zoning Hearing Board case which was the result of an appeal of a notice of violation from the zoning officer.

Planning Commission made decided to hold their vote until the July 8, 2025 meeting to give the members further time to review the Zoning Ordinance Text Amendment.

c. Subdivision Ordinance Amendment – Park and Recreation Fee in Lieu

Ms. Tara Hitchens presented the Subdivision Ordinance Amendment informing the Planning Commission that the Board of Supervisors would like to change the Park and Recreation Fee In Lieu calculations. Township staff will determine the median value of land each year and will do so each year based on the average assessed value not including those properties that are zoned agricultural or tax exempt properties. This average value is then multiplied by the common level ratio. The amendment also provides for a fee credit for those developers that provide a recreation amenity that is available to the public and for those that develop affordable units.

Mr. Jansen Herr made a motion to move the Subdivision Ordinance Amendment to the Board of Supervisors for approval. Ms. Sarah Rider seconded the motion, and the motion carried unanimously.

New Business:

a. #2025-03 – Land Development Plan for Stoltzfus Woodworking at 324 Willow Road

Mr. James Haigney from Commonwealth Engineers presented the Land Development Plan for Stoltzfus Woodworking. Mr. Haigney informed the Commission that back in 2024 Mr. Stoltzfus had done a building expansion on his previous property, and he recently acquired additional ground from Mr. King. Mr. Stoltzfus had done some digging on the acquired property, and the Township issued a cease and desist. He now has a Land Development Plan for his project. The expansion also added impervious coverage on the property. Mr. Jason Dagen asked if this project would help clean up the property? Mr. Haigey said yes this would help to clean up and move storage to the back. Ms. Rider asked about the structures out in the front of the property, and asked about the impervious coverage. Mr. Haigney said the total site coverage is just under 75% and will make sure that any of the structures that are moving on or off site will be on the impervious surface.

Ms. Sarah made a motion to recommend conditional approval based on the David Miller Associates letter dated May 23, 2025 and the Lancaster County Planning Department letter dated June 4, 2025, and that all structures must be on impervious surface. Mr. Jansen Herr seconded the motion, and the motion passed unanimously.

b. #2025-05 – Land Development Plan for Cocalico Creek at 2331 Lincoln Highway East

Mr. Anthony Petersheim of Lancaster Design Build presented the plan for Cocalico Creek. Mr. Petersheim said Cocalico Creek is looking to demo all the buildings on this site and build a new retail space in this area. The parcel is in the C-3 zone and fits well with the surrounding businesses. There was a lengthy review letter from David Miller Associates dated May 22, 2025 however they feel like they addressed any concerns on that letter after meeting with Scott Hain of David Miller Associates. The Planning Commission would like this plan to come back with the applicant and consultant addressing a number of the issues within the review letter prior to being back before the Planning Commission.

Mr. Jason Dagen made a motion to table this decision to July 8th, 2025. Mr. Jansen Herr seconded the motion, and the motion carried unanimously.

c. #2025-09 – Waiver of Land Development for Iron Eagle Excavating at 709/711 Hartman Station Road

Mr. Steve Hackett with Site Design Concepts presented the plan for this site. This was the H.L. Wiker site on Hartman Station Rd. They are looking to add an additional mailing address to this particular site which would allow an additional office space user on the property. Iron Eagle has purchased 709 Hartman Station and intends on bringing their main offices into the larger building. They would also lease out a small office space, in the barn as well since Iron Eagle will not use the whole space.

Ms. Sarah Rider made a motion to recommend approval, and Mr. Jason Dagen seconded the motion passed unanimously.

Briefing Items:

a. Zoning Ordinance Text Amendment – Integrated Business Campus

Mr. Bowen let the Commission know the applicant will be coming before them, to add a new use and rezone some of the properties along Old Philadelphia Pike to the proposed Integrated Business Campus. This will provide for a more flexible space for manufacturing, retail and some events like various competitions.

Other Business:

a. Devon Creek – Informal Discussion

Mr. Chris Venarchick of RGS Associates presented the Devon Creek project to the Planning Commission. Mr. Venarchick stated that this project has been going on for 20 years, and they are looking to complete the project. There is now an underground water vault which was added to the property to meet the water demands given that the developer did not connect to the City service. The open space that is shown on the plan is about the same as the original plan. The total overall units for the development will not change at 399.

Mr. Ryan Brubaker, Director of Architecture at Keystone Custom Homes, spoke about the homes in Devon Creek. He spoke about the Estate Homes, which are 40 ft wide and have a front load garage. The Cottage Homes, which are 30 ft wide and an alley load garage, Townhomes which are 20 ft wide and alley load garage, and the Multi Family Homes. They are looking at having a small commercial space facing New Holland Pike. There would be apartments above those buildings. Mr. Randy Patterson asked if there is an opportunity for people to move up for example from an apartment to a townhouse to a small single family home? Mr. Venarchick said there are smaller single family homes, and there are different price points for each of these homes. Ms. Rider is concerned about the traffic flow, specifically the flow at Horning Road and the potential need for a light at that intersection. There was also discussion about the parking spaces, which there are 2 spaces per unit right now.

Mr. Venarchick and the team from Devon Creek thanked the Planning Commission for their time and thoughts about the project.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Mr. Jason Dagen, with all voting in favor, the meeting was adjourned at 8:25 pm. The next Planning Commission meeting will be held on Tuesday July 8, 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,

Jacob Bowen

Director of Planning/Zoning