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

July 8, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, July 8, 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. Jon Thompson and Mr. Jason Dagen. Township Staff present included Mr. Jacob Bowen, Director of Planning/Zoning, Mr. Ralph Hutchison, Township Consultant and Ms. Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:
Jillian Konarski- Texas Roadhouse
Ken Johnson-CV School District
Rob & Carole Kaufhold-Lancaster Archery
Steve Yoder-Lancaster Archery
Aaron Bricker-RGS
John & Patricia Lewis
Eric Yoder- Lancaster Archery
John Mateyak-GCGL, LLC
Dwight Yoder-GKH

Public Present via ZOOM:
Christopher Jones- Lancaster Archery

Minutes:

The minutes of the June 10, 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. **# 2025-05-Cocalico Creek Land Development Plan**
   -Mr. Randy Patterson discussed the project for Cocalico Creek that came before Planning Commission at last month's meeting. At last month's meeting, Planning Commission decided to table a motion, until their July 8, 2025 meeting. Mr. Patterson informed the audience, that Planning Commission received an extension letter for this project for 120 days. Planning Commission will table this discussion for this project, until its resubmitted by staff.

Mr. Jason Dagen made a motion to table this discussion, and Mr. Jon Thompson seconded the motion. The motion carried unanimously.

b. **Zoning Ordinance Text Amendment- Family Farm Stand :**

-Mr. Randy Patterson explained the Zoning Ordinance Text Amendment for the Family Farm Stand. This is to establish a definition for a Family Farm Market, which is different from a Roadside Stand and to make changes to the Zoning Ordinance that would allow a Family Farm Market to be Permitted by Right in the AG Zoning District, permitted by special exception in R-1, R-2 , Industrial 1, and the Business Park Districts. For a 10-20 acre site the stand would not exceed 4,000 square feet. For 21-30 acres, the stand would not exceed 6,000 square feet. For 31 or more acres, the stand would not exceed 8,0000 square feet. All structures are for indoor retail uses and they must be in close proximity to each other if they are in separate buildings. All buildings must be set back 200ft from the property line. The outdoor display area should not exceed 4,000 square feet. Parking spaces must be 200 square feet from the property line or street. At least 50% of the products being sold, must be produced on the farm. Planning Commission had some discussion among their members.

- Mr. John Lewis at 2117 Rockvale Road, spoke to Planning Commission about some concerns he has with this Farm Stand Text Amendment. Mr. Lewis's concern is the setback requirements that are in the Amendment. Mr. Lewis said that a 200ft setback from the property line is not very far. The stand would be very close to the surrounding homes, even if it was set back 200ft. He mentioned the size of the Turkey Hill, located at the intersection of Strasburg Pike and Lincoln Highway East. That structure is about 3,000sq feet. Mr. Lewis said the stand that is across from his property, would want to grow to 8,000 which is more than double the size of the Turkey Hill. The stand would also be close to residential properties. Mr. Lewis also said that he's concerned about the people who walk along the road, which includes families, Amish children and families walking. With the expansion of the farm stand, it would cause more of a hazard for the pedestrians. Mr. Lewis also brought up parking and how buses pull into the farm market's driveway and then other customers have to park on a busy road. Mr. Lewis would like Planning Commission and the Board of Supervisors to consider moving the setbacks proportional to the size of the building. Mr. Lewis stated that he spoke to the family who owns the farm across the street from him about moving the parking back farther, and away from the street. Mr. Lewis stated the family who owns the farm doesn't want the parking close to their home.

Mr. Jason Dagen made a motion to forward the Farm Stand Text Amendment to the Board of Supervisors, but would like them to reexamine the setback requirements based on the size/structure of the building. Mr. Jon Thompson seconded the motion, and the motion carried unanimously.

New Business:

a. **#2024-18 – Land Development Plan for Texas Roadhouse at 2317 Lincoln Highway East**

-Ms. Jillian Konarski, with Greenburg Farrow presented the Land Development Plan for Texas Roadhouse. Ms. Konarski stated that Texas Roadhouse is looking to add an additional 406 sq feet to their dining room in the restaurant with an additional 26 seats. Mr. Patterson asked about the letter from David Miller & Associates dated June 20th, 2025. There was some discussion about the design capacity approval for sanitary and water providers. Ms. Konarski let the Commission know she is still working with Lancaster Water on that issue.

Mr. Jason Dagen made a motion for recommendation to the Board for approval, conditional on the David Miller letter dated June 20, 2025 and to fix the error in the Subdivision/Land Development review letter from LCPD dated July 31, 2024 where there was a misprint. It should be noted that the line states 4,000 sq ft should be 406 sq ft. Mr. Jansen Herr seconded the motion, and the motion carried unanimously.

b. #2025-15 – Conditional Use Application for BSK Real Estate, LLC at 2603 Lincoln Highway East.

- Mr. John Mateyak from the BCGL, LLC law firm presented the Conditional Use Application to the Planning Commission. Mr. Mateyak stated that back in 2021, BSK got approval for a historic reuse of a house and dairy barn into a construction office and storage building in a prior application. Mr. Mateyak noted three conditions from the prior decision which included; complying with all testimony, at least 2.5 acres is used for active agriculture, and no storage of construction vehicles outside. Mr. Mateyak stated they are seeking some clarification on the prior decision, for the AG use, if BSK can operate a Roadside Stand to sell farm products, second is the construction business events such as; having open houses, customer appreciation, and vendor appreciation events making sure these things are permitted under the conditional use decision. The third item would be the sign for the business which will be an 80 square foot monument/free standing sign. Mr. Randy Patterson asked Mr. Ben King about the event uses, and asked for some clarification since that was not a request on the application from 2021. Mr. King said the request on that prior application was for business/office use. Mr. King said they have an agricultural field, in which they grow flowers and sell them. He stated that the prior Zoning Officer had sent him a letter stating that they cannot sell the flowers. Mr. King also stated that in a previous Zoning Hearing Board meeting for a sign variance, he said they had a Makers Market, and the previous Zoning Officer said it was not allowed. Mr. Patterson clarified that the holding events part of the application was not on the original 2021 application. Mr. Patterson asked for clarification of the proposed business. Mr. King noted that they did not anticipate additional business activities and are looking to do things such as tours to view a repurposed historic structure and kick-off meetings that would be part of normal operations of business use. Mr. Patterson noted that selling an original product is likely an extension of the original application and the sign and events were not part of the original application. Mr. King concurred with this statement. Mr. Jon Thompson asked about the cut flowers, specifically if there is a structure that is housing the cut flowers. Mr. King noted the flowers were being sold from the field. He also noted that they will also prepare some flowers for pick-up with a small table to the side of the barn. Mr. Mateyak noted that paved areas used for the turnaround could be used for temporary parking for events due to the event taking place at different times when trucks would be in use. Mr. Jansen Herr asked for clarification of the size and frequency of events. Mr. King stated that the size of events is hard to predict but would not exceed the capacity of the parking lot, which could hold at least 100 cars with the ability to fit at least 200 vehicles in the truck turn around area. Mr. King clarified that with the capacity of the buildings, parking would likely not exceed 100 vehicles. Mr. King stated the frequency of the events would be whatever number was needed to make the business work. Mr. Patterson asked the applicant to further describe the sign request. General discussion around the size of the sign area and the overall sign structure size took place, which clarified the request being for the sign face area of 80 Square feet that does not include supporting structures of the sign. Mr. King noted the height of the sign is under six feet measured from the sightline of the road due to the elevation of the ground related to the road. Mr. Patterson asked if the signs painted on the house will be removed if the new sign is approved. Mr. King stated the sign is made of vinyl and is not painted. Mr. King clarified that the sign would likely have the business name associated with BSK real estate displayed. Mr. Ralph Hutchison asked for clarification regarding the business activities of BSK Real Estate. Mr. King noted that it is a holding company of the property. Mr. Hutchison asked if the existing signs received permits and if the proposed sign was rejected previously by the Zoning Hearing Board. Mr. King stated no permits were received and the proposed sign was denied. Mr. Mateyak noted that this process allows for the request from the Board of Supervisors. Mr. Hutchison inquired if the applicant has advertised space for lease on-site for additional business, noting there was prior approval for only one business. Mr. King stated he did advertise part of the site for lease due to there being more space than needed and did not lease the space. Mr. Hutchison inquired about past events and the use of food trucks. Mr. King stated he did not know if food trucks were on-site and was not present during the past market. He noted that the market was just for the Makers Market. Mr. Hutchison inquired if a Makers Market is for other business to sell retail products. Mr. King stated he didn't know if a Makers Market involves retail sales. Mr. King stated he doesn't know if the past Makers Market on-site involved the retail sale of products from other businesses. Mr. Patterson asked if the applicant would have objections to restrictions on the type of events on-site. Mr. King stated it would depend on the type of restrictions and would be open to restrictions on operating a flea market or the number of items that could be sold made off-site. Mr. King asked for clarification on the required agriculture as a business use. Mr. Hutchison noted the Township does not consider the agriculture use as a business and clarified that the requirement for the property to remain in active agricultural use can be meet in a variety of ways. Mr. King noted financial challenges due to the required agriculture use and restrictions on selling AG products. Mr. Thompson asked the applicant to confirm if the existing sign would be removed if the proposed signage was approved. Mr. King confirmed he would remove the signage. Mr. Patterson clarified that the applicant is required to remove non-permitted signage and Mr. Hutchison noted a notice of violation had been previously issued. Mr. King noted they have not received any additional notices. Mr. King noted that many larger signs than what is proposed are located within close proximity to the site.

Mr. Thompson made a motion to forward the Conditional Use Application to the Board of Supervisors for approval with the conditions of selling of agriculture products to what is only grown on the property, affirming events are only related to the contracting business, and the proposed sign is subject to clarification of the sign height relative to the sight lines of the roadway. Mr. Jansen Herr seconded the motion, and the motion carried unanimously.

c. <u>Zoning Ordinance Text Amendment – Integrated Business Campus</u>

- Mr. Dwight Yoder with GKH , was representing Lancaster Archery. He presented the Integrated Business Campus plan for the Kaufhold/Lancaster Archery Properties. Mr. Yoder informed Planning Commission that the Lancaster Archery is growing and they are looking for a Text Amendment that would allow Lancaster Archery to remain in the Township in its current location. He noted existing business on the property are split lot zoned. Mr. Yoder explained a portion the properties are in the I-1 district and a portion are in the R-2 district. Mr. Yoder noted the Kaufholds (the applicant) live in the house right next to the business and are looking to demo the house, to expand the business. He also noted the applicants are looking to rezone the properties, to have it in compliance and it under one umbrella. There was some discussion about what services Lancaster Archery Supply does at their company. Mrs. Kaufhold informed Planning Commission that they have 2 academy members who travel with team USA, and are currently at a world cup in Spain, that were trained at the academy. He also noted they have 2 others who trained at the academy, who are going to the youth world championships in Canada this year. All the properties that are looking to be rezoned are owned by Rob & Carole Kaufhold or are under agreement.

Mr. Jason Dagen made a motion to forward the Zoning Ordinance Text Amendment to the Board of Supervisors to approve the rezoning from the R-2 & I -1 and also the Zoning Ordinance Text Amendment- Integrated Business Campus. Mr. Jansen Herr seconded the motion, and the motion carried unanimously.

Briefing Items:

a. **#2025-14 – Land Development Plan for Conestoga Valley School District at 845 Hornig Road**

-Mr. Jacob Bowen informed the Planning Commission that at the next monthly meeting, the applicant will present a Land Development Plan. This project involves reconfiguring the traffic pattern internally to the project which will help with drop off and pick up. They are looking to relocate one of the playgrounds, which will be made into a parking lot. They will also be adding a minimal addition to the back of the school. This will be in front of the Planning Commission at a future meeting.

Other Business:

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, August 12th,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