

**TOWNSHIP OF EAST LAMPETER**

Lancaster County, Pennsylvania

ORDINANCE NO. 351

**AN ORDINANCE OF THE TOWNSHIP OF EAST LAMPETER,  
LANCASTER COUNTY, PENNSYLVANIA, TO AMEND THE ZONING  
ORDINANCE OF EAST LAMPETER TOWNSHIP OF 2016, AS AMENDED,  
AND THE ZONING MAP TO CHANGE THE ZONING CLASSIFICATION  
FOR ±12.6 ACRES LOCATED AT 2257 OLD PHILADELPHIA PIKE FROM  
MEDIUM DENSITY RESIDENTIAL (R-2) TO LIGHT INDUSTRIAL (I-1)**

**BE IT HEREBY ORDAINED AND ENACTED** by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, as follows:

Section 1. The Zoning Map of East Lampeter Township is amended by changing the Zoning District classification of three tracts of land located at 2257 Old Philadelphia Pike, Parcel Nos. 310-59291-0-0000, 310-23337-0-0000 and 310-23337-3-001, depicted on the attached Appendix A and as described in the attached Appendix B, from Medium Density Residential (R-2) to Light Industrial (I-1).

Section 2. All other sections, parts and provisions of the East Lampeter Township Zoning Ordinance shall remain in full force and effect as previously enacted and amended.

Section 3. In the event any provision, section, sentence, clause or part of this Ordinance shall be held to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such invalidity, illegality or unconstitutionality shall not affect or impair the remaining provisions, sections, sentences, clauses or parts of this Ordinance, it being the intent of the Board of Supervisors that the remainder of the Ordinance shall remain in full force and effect.

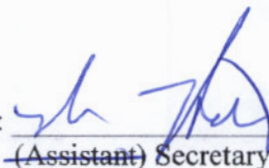
Section 4. This amendment shall take effect and be enforced from and after its approval as provided by law.

**DULY ORDAINED AND ENACTED** this 7<sup>th</sup> day of June, 2021, by the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, in lawful session duly assembled.

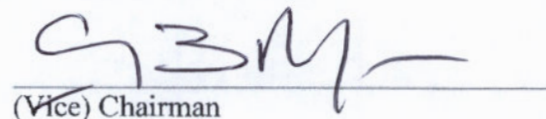
**EAST LAMPETER TOWNSHIP**

Lancaster County, Pennsylvania

Attest:

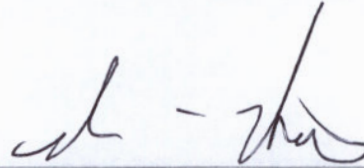
  
(Assistant) Secretary

By:

  
(Vice) Chairman

[SEAL]

I, Ralph M. Hutchison, Secretary of the Board of Supervisors of East Lampeter Township, Lancaster County, Pennsylvania, hereby certify that the foregoing is a true and correct copy of an ordinance duly adopted at a legally constituted meeting of the Board of Supervisors of East Lampeter Township held on 6/7, 2021, at which meeting a quorum was present and voted in favor thereof.

A handwritten signature in dark ink, appearing to read 'R. M. Hutchison', written over a horizontal line.

Ralph M. Hutchison, Secretary

# **APPENDIX A**



① 11/1/84



# LanCo View Map



- County View Map Features**
- Parcel Boundary
  - Zoning
  - Water Line
  - Wastewater Line
  - School District Boundary
  - Interstate
  - US Route
  - PA Route
  - Minor Road
  - Road Surface
  - Parking Lot
  - Drive
  - 10' Index Contour
  - 2' Intermediate Contour
  - Stream
  - Water Body
  - Building
  - Park
  - Forested
  - Agricultural
  - Borough or City
  - Township
  - County Boundary

Scale: 1:2,400



1 in = 200 ft  
Date Created: 3/5/2021

Lancaster County GIS, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Source: Lancaster County GIS, Copyright (c) 2021. This map is not to be used for reference or illustrative purposes only. This map is not a legally recorded plan, survey, or engineering schematic and it is not intended to be used as such. For complete disclaimer see: <http://p2100.lancaster.pa.us/gisdisclaimer>

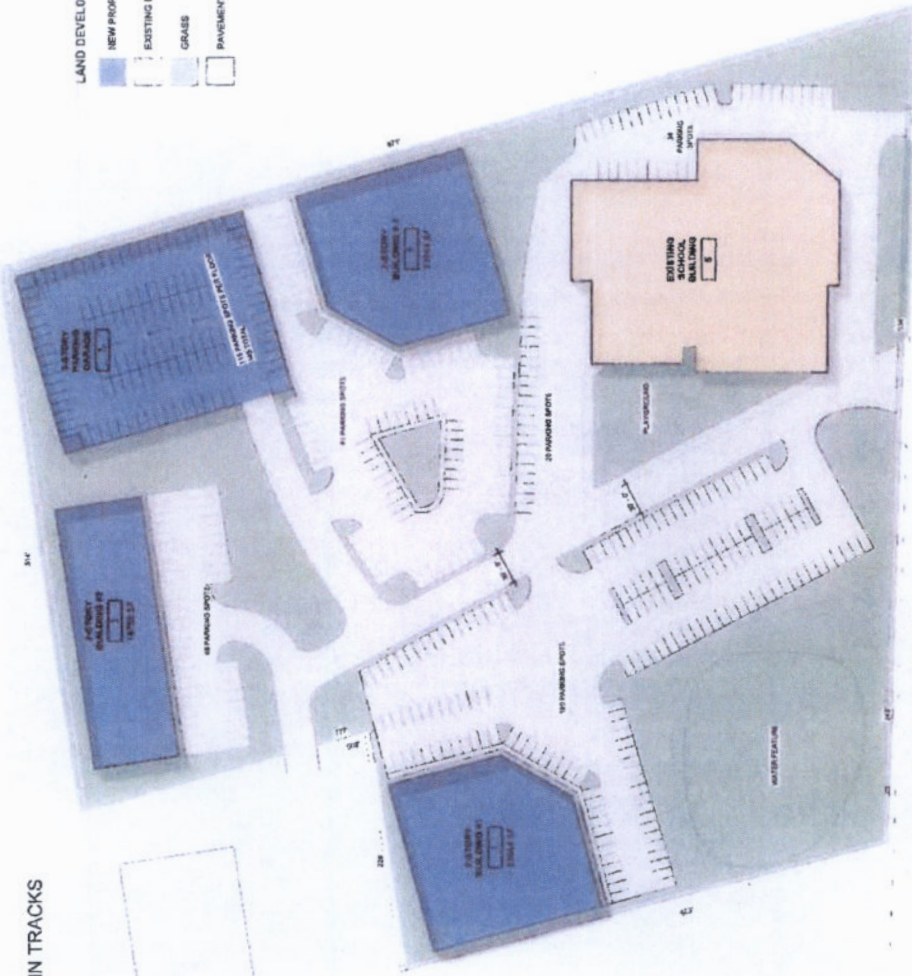
- LAND DEVELOPMENT LEGEND
- NEW PROPOSED BUILDING
  - EXISTING BUILDING
  - GRASS
  - PAVEMENT

TRAIN TRACKS

2208 WEST/EAST

KEYSTONE WOOD SPECIALTIES

OLD PHILADELPHIA PIKE





# **APPENDIX B**

## TRACT 1

ALL THAT CERTAIN tract of land being situated on the North side of Pennsylvania Legislative Route #142, between Pennsylvania Legislative Route #148 and Pennsylvania Legislative Route #36011, in East Lampeter Township, Lancaster County, Commonwealth of Pennsylvania, as shown on a survey prepared by H. F. Huth Engineers, Inc., dated January 6, 1961, said tract being more fully bounded and described as follows:

BEGINNING at a point in the center line of Pennsylvania Legislative Route #142, corner of land of Donald Landis; thence along the center line of Pennsylvania Legislative Route #142, North 80 degrees 33 minutes West, a distance of 535.06 feet to a point, a corner of lands of Nathan N. Loss et al; thence along the same, North 9 degrees 14 minutes West, a distance of 810.86 feet to an iron pin in the South right-of-way line of the Pennsylvania Railroad Company, said point being located a distance of 50 feet South of the center line of said Pennsylvania Railroad Company, said last mentioned line having passed over an iron pin at a distance of 26.39 feet from point in Pennsylvania Legislative Route #142; thence along the South right-of-way line of Pennsylvania Railroad, said line being a distance of 50 feet South of said Pennsylvania Railroad right-of-way, and parallel to the said center line, North 89 degrees 8 minutes East, a distance of 512.32 feet to a fence post, a corner of land of Enos Buckwalter; thence along lands of Enos Buckwalter and Donald Landis, respectively, South 9 degrees 14 minutes East, a distance of 907.91 feet to the point and place of beginning, said last mentioned line having crosses over an iron pin located 26.78 feet North of a point in the center line of Pennsylvania Legislative Route #142.

CONTAINING ten acres.

UNDER AND SUBJECT TO the covenants and restrictions set forth in deed dated April 4, 1956 and recorded April 4, 1956 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania, in Deed Book X, Volume 44, Page 317, PROVIDED, however, that the following restriction is waived: "No automobile housetrailer may be placed on the premises."

BEING THE SAME PREMISES which Locust Grove Mennonite School, a Pennsylvania not for profit corporation, by deed dated July 25, 2003 and recorded July 25, 2003 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania at Instrument No. 5213868, granted and conveyed unto Lancaster Mennonite School, a Pennsylvania non-profit corporation, its successors and assigns.

## TRACT 2

ALL THAT CERTAIN lot or tract of land situate on the north side of Old Philadelphia Pike (Pennsylvania Traffic Route 340), east of Shelley Drive, in East Lampeter Township, Lancaster County, Commonwealth of Pennsylvania, and being known as Lot No. 4, as shown on a plan prepared by Huth Engineers, Inc., dated September 13, 1978, Drawing No. LA-1425, and recorded in the Recorder of Deeds Office in and for Lancaster County, Pennsylvania, in Subdivision Plan Book J-110, Page 122, and being more fully bounded and described as follows:



BEGINNING at a point on the north right-of-way line of Old Philadelphia Pike (50 feet wide), said point being located a distance of seven hundred fifty four and fifty-two hundredths (754.52) feet east of the intersection of the east line of Shelley Drive extended and the north right-of-way line of Old Philadelphia Pike extended; thence along the north right-of-way line of Old Philadelphia Pike North eighty (80) degrees thirty six (36) minutes fifteen (15) seconds West, a distance of two hundred fifty and sixty-six hundredths (250.66) feet to a point, a corner of Lot No. 3; thence along the same, North eight (8) degrees twenty-one (21) minutes zero (0) seconds West, a distance of four hundred sixty five and forty-eight hundredths (465.48) feet to a point in line of Lot No. 1; thence along the same, North eighty nine(89) degrees seven (7) minutes twenty-five (25) seconds East, a distance of two hundred thirty two eighty-two hundredths (232.82) feet to a point in line of land belonging to Locust Grove Mennonite School; thence along the same, South nine (9) degrees fourteen (14) minutes zero (0) seconds East, a distance of five hundred eleven and fifty-eight hundredths (511.58) feet to a point on the north right-of-way line of Old Philadelphia Pike, the place of BEGINNING.

CONTAINING: 2.678 Acres.

BEING THE SAME PREMISES which Locust Grove Mennonite School, a Pennsylvania not for profit corporation, by deed dated July 25, 2003 and recorded July 25, 2003 in the Office of the Recorder of Deeds in and for Lancaster County, Pennsylvania at Instrument No. 5213868, granted and conveyed unto Lancaster Mennonite School, a Pennsylvania non-profit corporation, its successors and assigns.