

Planning Commission Meeting Minutes

April 13, 2021

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, April 13, 2021 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. Chairman Siesholtz called the meeting to order via Zoom at 7:30 pm followed by the Pledge of Allegiance. Other Commissioners present via ZOOM were Mr. Roger Rutt, Mr. Dan McCuen, Mr. Randy Patterson and Ms. Sarah Rider. Ms. Tara Hitchens, Director of Planning and Mr. Ralph Hutchison, Township Manager were present in the public meeting room.

Public Present via ZOOM:

Richard Dreher of Popeye's
Melvin
Chris Venarchick of RGS

David Herbert of Popeye's
Erika Reed of Popeye's
Jeff Reinhold

Public Present in Public Meeting Room:

Matt Crème, Esq. – Nicklaus & Hohenadel
Ben King – Quarryview Construction
John Stoltzfus
Leroy K. Fisher
Samuel K. Fisher
Israel Smoker
Jake Kreger, RGS
Elvin Engle
Pete Skiadas

Piyush Sheth
Raj Patel
David H. Beiler
Amos L. Lapp
Ben Stoltzfus
Ivan S. Stoltzfus
Gerald F. Kling
Levi King
David Denlinger

The statement of recorded meetings was played for all in attendance.

Minutes:

The minutes of the March 9, 2021 meeting were approved as written on a motion by Mr. Patterson and a second by Ms. Rider with all verbally voting in favor and raising hands.

Old Business:

- a. None at this time.

New Business:

- a. **#2021-05 Lancaster Lincoln Land Development Plan 2246 Lincoln Highway East.** Mr. Chris Venarchick of RGS Associates, Mr. David Herbert of Popeye's and Ms. Erica Reed of Popeye's were present via zoom to represent the project. Mr. Venarchick indicated that the property is within the C-3 zoning district, is 0.53 acres, mostly paved or impervious surface, with a former Pizza Hut on the property. Portions of the existing building to stay for the new use as a Popeye's chicken fast food restaurant. Access to the site is to be restricted to enter on the west and exit on the east but maintaining both entrances along Route 30 with one-way vehicular flow on the property. Looking at the potential for connection to 2232 Lincoln Highway East and thus gap in parking area. Truck turning movements were provided on the property for both deliveries and emergency apparatus. The proposed use would reduce the total impervious coverage on the property slightly. Site is served by public water and sewer. Property drains towards Route 30, proposing to collect and put stormwater through a water quality structure to pipe to the west where a stormwater easement exists for the benefit of this property. Lancaster County Conservation District comments were received today which according to Mr. Venarchick were minor. Ms. Rider asked how this project was complying with the Route 30 Streetscape improvements plan. Mr. Venarchick indicated that 5 feet of grass and 6 feet of sidewalk were

provided along the frontage. Mr. McCuen noted that the access connection to 2232 Lincoln Highway East would not be able to access the drive through lane. Mr. Patterson questioned if signage should be placed at western entrance given that the split for drive through and parking area are very quick. Mr. Venarchick indicated that this could be accomplished in the island. Ms. Reed noted that markings on the asphalt could also be done as well. Mr. Siesholtz questioned where the order kiosks were located. Mr. Venarchick noted that they are in the rear of the building. Mr. Siesholtz questioned where the stacking was measured from and if there was any separation at the order window with those traveling through the site. Mr. Venarchick indicated it is from the pickup window but that there was sufficient stacking from the order window as well. Mr. Herbert noted that a painted line could be added between the drive through lane to the grass area. Mr. Siesholtz verbally went through the David Miller Associates review letter dated March 16, 2021. Mr. Siesholtz read through the Lancaster County Planning Department review letter dated March 12, 2021. Mr. Venarchick indicated that landscaping would be completed by the developer but that there are no specific requirements in the ordinance. Mr. McCuen questioned the existing sign size. Mr. Venarchick indicated the same sign would be used, just the panels replaced. Ms. Hitchens noted the sign is 60 square feet. Mr. Patterson questioned if there could very low plantings next to the parking space at the western entrance so that anyone backing out of the space can be seen.

On a motion by Mr. Patterson, with a second by Mr. Rutt, with all members verbally voting in favor and raising hands the Planning Commission recommended approval based on the 3/16/2021 DMA review letter and the 3/12/2021 Lancaster County Planning Department review letter.

- b. **#2021-06 Lloyd Miller Final Land Development 679 Hartman Station.** Via email, Mr. G. D. Keener, consultant for the applicant, requested that the application be tabled for action to the May 11, 2021 meeting of the Planning Commission. There was no public comment.

On a motion by Mr. Siesholtz, with a second by Mr. Patterson, and all members verbally voting in favor and raising their hands, the Planning Commission recommended tabling action on the plan until the May 11, 2021 Planning Commission meeting or to a later date if a time extension is requested by the applicant. However, should a time extension not be requested, the application shall be deemed denied.

- c. **#2021-09 Conditional Use Application for BSK Realty at 2601 Lincoln Highway East.** Mr. Matt Crème, Esq. of Nikolaus & Hohenadel, LLP and Mr. Ben King of BSK Realty were present to represent the project. Mr. Crème indicated that the property itself is an historic resource dating back to a 2006 letter. Proposal is about reusing the developed portion of the property. Mr. Ben King of BSK Realty and Quarryview Building Group began by noting that that he's been interested in the Esbenshade farm for a while given the disrepair and vacancy that has attributed to its decline for the last 14 years. It's just 5 acres and what may be the wrong place to have farmland. There are two choices at this time, leave it be and decay further or be creative with the buildings and the uses allowed. Mr. King noted that he'd allow the tillable acres, approximately 2.5 acres remain such. Quarryview Building Group would have minimal large equipment because most of the work is done by subcontractors at the sites and thus heavy equipment would not generally be on the property. Mr. Jay Creager of RGS Associates was present to review the general layout of the property. Mr. Creager noted that there exist two

dwellings on the property with a connection between the two, a barn to the far east. A proposed accessory barn and 13 parking spaces are provided on the sketch plan with the overall impervious surface area remaining constant with the proposal and all dimensional requirements can be met on the property. Mr. Crème noted that the project is proposed reuse that would permit restoration of structures, application made under other uses compatible with the surrounding area, and would these resources would remain historic after renovation. This is a gateway property and is historic as recognized by PA Historic Preservation. Mr. Crème went on to note that additions on the barn would be removed to restore it to the 1911 barn that was raised on the site. Mr. King is making a choice to have storage under cover, but it is not required. Buildings may be demolished as the ordinance permits and another use could go on the property, such as heavy equipment sales, houses of worship, school, a solar field but a business office is what is being sought with the use of the barn as storage. Mr. Crème indicated that some other uses allowed by the Historic Overlay District would in fact be more intensive, such as townhouses, retail, or places of worship. Mr. Siesholtz questioned if the property or the Millcreek Historic District have ever been listed on the register. Mr. Crème noted that they are eligible but have not been listed to date. Mr. Seiesholtz questioned what percentage of building would be removed because many additions. Mr. King noted about 2,000 square feet in additions would be removed. Mr. King noted that the front of the barn to the west would be removed and the garage area and milking parlor. The new barn would mimic that of a tobacco barn which was previously located along Lincoln Highway in the 1950's. Mr. McCuen questioned what would be used for the office. Mr. King indicated the brick farm house, the in-law house, and a new connection between the two. Ms. Rider questioned over the last 15 years, why was there no real use of the property. Mr. King noted that it's 5 acres for farming in what seems to be the wrong place and previous attempts at using the property in another way were rejected by the Township. Mr. Crème noted that two prior attempts by the current owners were rezoning and the use of the historic overlay for a hotel complex. Mr. King indicated that his hope is to restore the site to a showcase as to what his company can do and bring customers to the site with approximately 12 people in the office and 12 Quarryview trucks leaving the property daily and storage of Quarryview equipment on site, but inside a building. Mr. Siesholtz noted that the renderings appear to be an improvement to the site, but that there may be a change in the character of the site and this is not historical in nature and that he was having trouble with Quarryview representing an agricultural support business when their website shows commercial, business, and event space buildings. Mr. Crème stated this isn't a historical reconstruction as there is no requirement for such and the property will remain in agricultural use to some extent while the structures are reused. Mr. Patterson indicated that he believed this to be a historical restoration with the removal of the add ons to the barn. Mr. McCuen stated that sometimes we get lost in the purest sense of historic preservation and that its sometimes too costly thus he believes that this site would continue to deteriorate over time if left as is. Mr. Patterson said his perspective is that this is a good use for the site with the condition that the equipment be stored inside a building and not outside. Mr. Rutt believes this is a viable project as locations like this take great vision and people like Mr. King to move such visions forward as he'd like to see the property used and active again. Mr. Patterson reviewed the other applications which didn't keep any agricultural component, this one does. Ms. Rider agreed with the project being a good one for the site while giving credit to the historic

restoration. Mr. David Denlinger who resides to the north of the property indicated that he is the great grandson of Joseph Esbenshade who built the structures on the property and noted that this project with the restoration would capture so much of what is good about East Lampeter Township and Lancaster County. Mr. Elvin Engle who resides on Rockvale Road noted that he passes the property a few times per week and this represents an opportunity to bring new life to the property. Mr. Pete Skiadas who owns the neighboring diner property stated that he believes this is a great project that would aesthetically pleasing tot the Township and is 100% improvement with what there now. Mr. McCuen noted this is a positive improvement. Mr. Siesholtz noted that the historic preservation is sympathetic versus actual.

On a motion by Ms. Rider and a second by Mr. Patterson with all members verbally voting in favor and raising their hands, the Planning Commission recommended conditional approval of the conditional use request of the Historic Overlay District for the use of the property as described by Quarryview Building Group with the condition that all equipment be stored within a building.

d. **#2021-10 Ames Reese Waiver of Land Development.**

Ms. Hitchens noted that the request stems from a temporary container box that was allowed on the site in 2016 as the landowner went through land development. The land development of the site fell through and now the container box is continued to be needed for storage as it is fully integrated into the functioning of the site. Further, all inspections have been completed for a commercial structure for this container box.

On a motion by Mr. McCuen and a second by Mr. Rutt, with all members verbally voting in favor and raising their hands, the Planning Commission recommended approval of the waiver of land development with the condition that any further development on the site must go through the land development process.

Briefing Items:

- a. #2021-10 Rezoning request for 2257 Old Philadelphia Pike from R-2 to I-1. Ms. Hitchens noted that the requested rezoning would be before the Planning Commission for a recommendation at their May meeting and that the hearing is scheduled for June 7, 2021 at 5:30pm.

Other Business:

- a. None at this time.

Announcements:

- a. Mr. Hutchison announced that the Bridgeport Land Use and Transportation Study Open House would be held virtually on Wednesday April 14, 2021 beginning at 7:00pm.
- b. Mr. Hutchison announced that the search for a new Director of Planning has begun.
- c. Ms. Hitchens announced that the two Lancaster County Planning Department representatives for East Lampeter Township will be at the May 11, 2021 meeting.

Adjournment:

On a motion by Ms. Rider and a second by Mr. Patterson with all voting in favor, the meeting was adjourned at 9:33 pm. The next Planning Commission meeting will be held on Tuesday, May 11, 2021 at 7:30 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602.

Respectfully submitted,

Tara A. Hitchens, AICP
Director of Planning/Zoning Officer