

Planning Commission Meeting Minutes

May 11, 2021

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, May 11, 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, and Mr. Randy Patterson. Commissioner Ms. Sarah Rider and Tara Hitchens, Director of Planning were present in the public meeting room.

Public Present via ZOOM:

Matt (no last name provided on zoom)

Public Present in Public Meeting Room:

Laura DeMatteo, LCPD

Bernadette Hohenadel, Esq.

Alex Rohrbaugh, LCPD

Gene Clark, Clark Associates

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

Minutes:

The minutes of the April 13, 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. **Introduction of Lancaster County Planning Department Staff Laura DeMatteo and Alex Rohrbaugh.** Ms. DeMatteo indicated that she is a Senior Planning with LCPD and covers the Eastern portion of the County while Mr. Rohrbaugh covers the Metro area and also serves as a Senior Planner. Ms. DeMatteo noted that East Lampeter Township is a microcosm of Lancaster County as a whole as it has rural and urban and every bit in between. As the LCPD moves forward in implementing Places 2040 these planning areas serve as a better method of like issues. Lancaster County Planning Commission existed since 1958 and LCPD staff is a department of Lancaster County. Mr. Rutt questioned if how LIMC fits in. Mr. Rohrbaugh noted that although there have been ebbs and flows with the membership of LIMC, a few have joined back in and are seeing a positive of the LIMC again. Both were welcomed and thanked for their service as LCPD staff.
- b. **#2021-10 Rezoning Request for 2257 Old Philadelphia Pike.** Ms. Bernadette Hohenadel, Esq. and Mr. Gene Clark were present to represent the request. Ms. Hohenadel noted that the property is two parcels consisting of 12.6 acres with a current use of Locust Grove Elementary a part of the Lancaster Mennonite Parochial School which will be ceasing operations at the end of the 2021-2022 school year. Ms. Hohenadel indicated that Calumet is the equitable owner of the property with a conceptual plan for the site to expand Clark Associates. The request is to zone the property from R-2 to I-1 to allow for a future expansion of Clark Associates and/or the Restaurant Store which is also owned and operated by Calumet. Mr. Gene Clark as the CEO of Clark Associates indicated that Calumet is the landowner of 2209 Old Philadelphia Pike for approximately 30 years and of 2205 Old Philadelphia Pike for approximately 15 years and will be celebrating a 50th anniversary this year. The site is not intended to be developed immediately after vacancy of the school but will be occupied as office space with amenities for employees and a full build out would take several years. Mr. Patterson questioned if there was a potential to lease the property. Mr. Clark noted that it was not out of the question. Ms. Hohenadel indicated that everything is conceptual at this time. Mr. Patterson questioned the year of the

Conestoga Valley Regional Comprehensive Plan. Ms. Hitchens noted that the plan was adopted in 2003. Mr. Patterson questioned if the site was always a school then why didn't the plan take this into account. Ms. Hitchens indicated this was a joint plan which was intended to lead to a joint zoning ordinance which never came to fruition. Mr. Rohrbaugh noted that the rezoning is consistent with Places 2040. Ms. Rider noted that the properties to the east seem to be a natural extension of the I-1 zoning district with Carter Lumber. Mr. Rutt stated that he is in favor of the rezoning request as it meets the criteria.

On a motion by Mr. Patterson, with a second by Mr. Rutt, and all members verbally voting in favor and raising their hands, the Planning Commission recommended that the Board of Supervisors rezone the properties from R-2 to I-1.

Briefing Items:

- a. None at this time

Other Business:

- a. None at this time.

Announcements:

- a. Ms. Hitchens noted that the Bridgeport Study open house was successful and a final presentation will be scheduled in the near future.
- b. Ms. Hitchens announced that the Director of Planning position was being interviewed for at this time.

Adjournment:

On a motion by Ms. Rider and a second by Mr. Patterson with all voting in favor, the meeting was adjourned. The next Planning Commission meeting will be held on Tuesday, June 8, 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