

Planning Commission Meeting Minutes

June 8, 2021

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, June 8, 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, and Ms. Sarah Rider. Commissioner Mr. Randy Patterson and Tara Hitchens, Director of Planning were present in the public meeting room.

Public Present via ZOOM:

Harvey Meyer

Public Present in Public Meeting Room:

David Keener – GDKeener, LLC

Tim Butler – Paradise Energy

Lloyd Miller – Landis Foods

Steve Gergely – Harbor Engineering

Mark Stanley – McNees Wallace Nurick

Tony Sietz – High Associates

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

Minutes:

The minutes of the May 11, 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. **#2021-06 Lloyd Miller Landis Foods, Land Development Plan 679 Hartman Station Road.** Mr. G. D. Keener and Mr. Lloyd Miller were present to represent the plan. Mr. Keener provided an overview of the project and indicated that they have no issue with the comments and administrative issues. Ms. Rider questioned if the access drive is shared with the adjoining owner and if there was an agreement. Mr. Keener that is correct and there is already an agreement in place. Mr. Patterson questioned if the application understood and was fine with the deferral agreement, Mr. Miller indicated yes.

On a motion by Mr. Patterson and a second by Ms. Rider, with all members present voting in favor and raising their hands in favor, the plan was recommended for conditionally approval subject to the May 26, 2021 David Miller Associates review letter and a deferral agreement for roadway improvements being recorded

AT THIS TIME, MS. RIDER RECUSED HERSELF FROM THE MEETING GIVEN A CONFLICT OF INTEREST ON THE NEXT TOPIC WITH THE LAW FIRM IN WHICH SHE IS EMPLOYED.

Mr. Siesholtz's image froze on the zoom and no one could hear Mr. Siesholtz, thus Mr. Rutt took over as Chair of the meeting.

New Business:

- a. **#2021-13 Upper Leacock Township Zoning Text Amendment.** Ms. Hitchens noted that the proposed text amendment dealt with the parking requirements for multi-family. The proposal requires that parking spaces be within a certain distance of the dwelling and that there be an excessive amount of parking for multi-family dwellings. Ms. Hitchens prepared a letter to be sent to Upper Leacock Township indicating such for review.

Mr. Siesholtz joined the meeting in person given technical difficulties and resumed as Chair of the meeting.

On a motion by Mr. Patterson with a second by Mr. Rutt, with Mr. Rutt, Mr. Patterson, and Mr. Siesholtz voting in favor and raising their hands, recommended that the letter be forwarded to Upper Leacock Township as drafted. Ms. Rider had recused herself from this matter.

Ms. Rider returned to the meeting.

- b. **Informal discussion on Village Commercial potential zoning text amendment.** Mr. Stanley, Mr. Gergely, and Mr. Beiler were all present for the informal discussion. Mr. Stanley provided background information on Gap Brothers Holdings and the Village Commercial district as it pertains to offices and manufacturing. Gap Brothers Holdings has need for warehouse, assembly, manufacturing, offices and would like to utilize an existing property at the northeastern corner of Leven Road and Route 30. Suggestion was made to Township Staff that a change to the zoning ordinance could include permitting warehousing up to 20,000 square feet with an office use which would be equivalent or less than the allowable 30,000 square feet of manufacturing but always need to consider the unintended consequences of a zoning text amendment. Thus, looked at all properties within the VC district and found that only Leven and Soudersburg Road would be affected by the potential change in the ordinance. The property in question has direct access to both Leven Road and Route 30. Mr. Rutt questioned if portions of the building could be subleased. Mr. Stanley indicated that is always a possibility with any structure. Mr. Siesholtz stated the devil is always in the details when it comes to an ordinance amendment. Mr. Rutt indicated that he was in favor of seeing an amendment. Ms. Rider noted she was having a hard time hearing but in general concept was in favor. Mr. Patterson agreed something should come to the Township in a formal manner.

Briefing Items:

- a. #2021-14 High Associates Zoning Text Amendment for the Business Park (BP) Zoning District – Ms. Hitchens noted that this was informally discussed at a previous Planning Commission meeting and has now come in for formal review. This item will be on the July agenda for recommendation by the Planning Commission.

Other Business:

- a. None at this time.

Announcements:

- a. Ms. Hitchens noted that the new Director of Planning/Zoning Officer would be present at the July meeting of the Planning Commission as he is slated to begin employment on June 21, 2021.
- b. Ms. Hitchens noted that the final presentation of the Bridgeport Land Use and Transportation Study would be taking place on June 30, 2021 at 7:00pm at East Lampeter Township.
- c. Ms. Hitchens indicated that East Lampeter Township, Leacock Township, and Salisbury Township patiently await the Route 340 draft report from Lancaster County Planning Department.
- d. It was noted that the conditional use for 2601 Lincoln Highway East was conditionally approved by the Board of Supervisors
- e. It was noted that the rezoning of 2257 Old Philadelphia Pike was approved by the Board of Supervisors.

Adjournment:

On a motion by Ms. Rutt 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, July 13, 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