

## Planning Commission Meeting Minutes

July 13, 2021

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

Public Present via ZOOM:

David Miller

Public Present in Public Meeting Room:

Mark Stanley – McNees Wallace Nurick  
Claudia Shank - McNees Wallace Nurick  
Craig Smith-RGS Associates

Tyler Webb-RGS Associates  
Tony Sietz – High Associates

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

Minutes:

The minutes of the June 8, 2021 meeting were approved as written on a motion by Mr. Patterson and a second by Mr. Rutt with all in favor.

Old Business:

- a. None.

New Business:

- a. **#2021-14 High Associates-Zoning Text Amendment.** Mr. Mark Stanley reminded Planning Commissioners of a previous discussion back in January of 2020 which resulted in general feedback to remove the multi-family cap within the district but not the cap of manufactured dwellings. Lancaster County Planning Department draft was received Monday, July 12, 2021 and noted support of the zoning amendment requesting recommendation from Planning Commission public hearing scheduled for August 2, 2021 before the East Lampeter Township Board of Supervisors. Amendment sets minimum density of 7.5 units in Business Park Zoning District in multi-family to direct growth to appropriate areas within the Urban Growth Area. The cap from 775 to 3700 comprised of a combination of total acreage in BP district than what acreage should be developed, minus right of way and stormwater then aspirational density of 15 units per acre. Wanted to tie residential development to sidewalks/greenways/trail system; removal of minimum lot size, eliminate building separation and allow Pennsylvania Uniform Construction Code requirements; tie multi-family to trail/walking paths; expand cap of multi-family; no expansion of manufactured dwelling. Back in January, Ms. Rider asked that Conestoga Valley School District be contacted which has been completed with proposed construction schedule. Conestoga Valley School District noted they are in regular contact with Tara Hitchens as to what is on the horizon. Mr. Stanley requested recommendation from the Planning Commission to move forward with hearing August 2, 2021 at 7:00pm. Not looking to consume land but to use land with appropriate utilities total BP=730 acres, not including right-of-way, Supervisor Demme suggested 40%; looked at a complicated formula but difficult to maintain.

Mr. Patterson asked how many existing units to which Mr. Brad Mowbray of High Associated responded there are currently 423 units of multi-family.

Mr. Patterson-currently you have 8% residential, if you build out to 3700 units, what would be the residential percentage?

Mr. Stanley stated right now there are not plans to change any commercial, industrial to residential. Mr. Patterson asked why not a 9 dwellings units per acre?

Mark-range in county, so range of up to 15 here in BP. When looking at percentage of real estate, it was difficult to calculate. Utilized higher aspirational density of 15 dwelling units per acre.

Mr. Siesholtz-if only 7.5 dwelling units per acre without 40% in there may see you back.

Mr. Patterson-only business park in Township to lose the warehousing in the long run because no maximum percentage.

Stanley-always a challenge in text amendment High has always been a steward of the land. Briefing later on will show 5 stories could end up with ordinance that's very complicated, started to discuss tracking of this would be significant. Township can amend Zoning Ordinance in future.

Siesholtz- Zoning officer can actually allow less than 7.5 dwelling units per acre. Not looking to restrict but thought percentage (40%) would allow.

Mr. Stanley-not a big proponent of zoning because not flexible.

Mr. McCuen-zoning sometimes restrictive-seen a lot of changes and who knows what will happen, need to think ahead. Agree what you are doing is good, hope the language fits, have to be flexible with what we do.

Mr. Stanley-ecommerce has told us we must be flexible. Claudia Shank was at Lancaster County Planning Department and no comments or changes made.

Siesholtz-draft Lancaster County Planning Department comments were very positive. Section 1 & 2 specific to Business Park. Section 3 would change for all zoning districts, not just Business Park.

Mr. Stanley-defer to Uniform Construction Code for building separation.

Mr. Siesholtz-in favor, would just change to multi-family not BP.

No Public comments. On a motion by Mr. Patterson, seconded by Mr. Rutt, with all voting in favor that #2021-14 BP Zoning text amendment and multi-family recommend approval with one note that it be spelled out as a change to multi-family for building separation.

- b. Informal discussion on C-3 Commercial District potential zoning text amendment. Rodeway Inn located at 2331 Lincoln Highway East** Ms. Claudia Shank explains looking at redevelopment option for the site. Currently in the C-3 zoning district which has limitations. Looking at auto service, convenience store, and/or car wash. Chart provided to commissioners with C-1, C-2, AND C-3 with C-3 being the largest. Could make these uses in very limited circumstances (3-5 acres). Mr. Craig Smith of RGS Associates put together a concept plan. Current site is approximately 80% of impervious coverage. The sketch decreases covered down to 65% and would have to meet stormwater requirements and would implement Route 30 streetscape improvements and would introduce tree cover along Route 30. Large benefit to underutilized properties. Concept plan of what could be and are anxious to hear thoughts of Planning Commission. Mr. Siesholtz commented in past proposals for grocery store which never panned out not sure of a car wash or auto use. Mr. Patterson stated most people know I'm all about flexibility but does not see issue with expanding C-3 but don't carry over into C-2. Would be open to looking at options. Mr. McCuen-look at everything on list and do not see reason not to do, would like to see flexibility. Mr. Rutt would agree with statement-some combination between C-2 & C-3. Mr. Craig Smith-Tyler Webber with SWS here for Tommy's Car Wash-3 cars

per minute. Mrs. Tara Hitchens reminded Planning Commission of purposes for each Commercial Zoning District (C-1, C-2, C-3) with largest properties in C-3 primarily for destination commercial uses. Mr. Patterson-may be better as special exception use in C-3. Mr. Siesholtz-may not be an appropriate use in C-3 with purpose statement. Ms. Shank could enhance supplemental regulations with car wash for by right use within C-3. Don't want to add more regulations. Mr. Smith said size restriction could assist. Mr. Siesholtz-Future Rockvale Master Plan allows for some of these uses and would be more appropriate. Ms. Shank-uses would be allowed in Rockvale master plan but wouldn't assist. Mr. Patterson-another major corridor has allowed market to determine but must be careful with selection of uses because don't want to see that corridor mistakes repeated. Mr. McCuen-not sure a destination use could be there. Would like to see some flexibility. Mr. Siesholtz-no action tonight, just discussion. Mr. McCuen must really look at Route 30 improvements with any redevelopment. Mr. McCuen-don't want a bunch of lights. Mr. Siesholtz-greatly appreciate informal discussion.

Briefing Items:

- a. #2021-17 High Associates Final LD Plan for Zook Yoder Esh Phase 3 (537 Willow Rd) Mr. Tony Sietz will be in front of the Planning Commission at the August 10, 2021 meeting to describe the final land development plan for Zook Yoder Esh, Phase 3, and the proposed 615 units. Will be before the Planning Commission depending on the outcome of the August 2, 2021 hearing.
- b. #2021-19 Darren Phillips-Sketch Plan-2939 Lincoln Highway East -Mr. Lee Stivale, Attorney for the applicant and Kevin Engler, project engineer presented a sketch plan on behalf of Mr. Darren Phillips, the owner of property located at 2939 Lincoln Highway East. Mr. Stivale stated Mr. Phillips is looking to construct a multi-family unit on the lot in place of an illegal boarding house currently on the property. The property is 1.34 acres currently impermissible rooming house. Looking to meet court decision. Looking to remove structure. Zoned VC-Village Commercial. Will need to go to ZHB for special exception.

Mr. Engle-showing existing and proposed: remove garage and boarding house to be replaced with multi-family structure with parking space. Well within lot and building coverage limits with a 100-foot frontage required but have 55' existing lot. No public water, thus variance is needed. Multi-family will be 12 units plus rear building total is 13 units.

Mr. Siesholtz-clear sight triangle may be issue at driveway.

Mr. Patterson-screening and noise

Mr. Stivale-cited by Tara, believed they should be granted variance by estoppel, went through to Commonwealth Court without success thus no conditions by court but have illegal use. Unsure if Mr. or Mrs. Phillips will win. Asked Tara to confirm number of years it was a boarding house to which Tara stated she would dispute comment; intensity/configuration/zoning all need to be looked at further. Mr. Stivale-propose 2-bedroom units would need 125 gallons per day for water.

Other Business:

- a. None at this time.

Announcements:

- a. Welcome new Director of Planning/Zoning Officer, Mr. Colin Siesholtz.

Adjournment:

On a motion by Mr. Patterson and a second by Mr. Rutt with all voting in favor, the meeting was adjourned at 9:00pm. The next Planning Commission meeting will be held on Tuesday, August 10, 2021 at 7:30 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602.

Respectfully submitted,

Colin Siesholtz  
Director of Planning/Zoning Officer