

Planning Commission Meeting Minutes

September 14, 2021

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, September 14, 2021 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The statement of recorded meetings was played for all in attendance. Chairman Siesholtz called the meeting to order at 7:30 pm followed by the Pledge of Allegiance. Other Commissioners present were Mr. Roger Rutt, Ms. Sarah Rider, Mr. Dan McCuen, Mr. David Sinopoli, Assistant Zoning Officer, and Mr. Colin Siesholtz, Director of Planning, in the public meeting room.

Public Present via ZOOM:

Ken Hornbeck-High Associates
Tara Hitchens-Asst. Township Manager

Public Present in Public Meeting Room:

Mark Stanley-McNees, Wallace, & Nurick
Tony Sietz-High Associates
Brad Mowbray-High Associates
Steve Gergley-Harbor Engineering

Tim Beiler-Gap Bros Holdings LLC
Peter Wertz-McNees, Wallace, & Nurick
Paul Stoltzfus-Paradise Energy Solution
Cameron Renehan-Sylvan Fisher LD Plan

Minutes:

The minutes of the August 10, 2021 meeting were approved on a motion by Ms. Sarah Rider and a second by Mr. McCuen with all voting in favor.

Old Business:

- a. None.

New Business:

- a. **#2021-17-Greenfield North (Phase 3)-Final Land Development Plan-534 Willow Road:** Mr. Mark Stanley presented on behalf of High Associates. The land development plan includes five new multi-family buildings, a community center, and townhouses to include a total of 615 new units. Generally, High Associates accepts review comments of the David Miller/Associates review letter dated September 9, 2021. Affordable housing, number of units, and inquiry of targeted tenants were discussed. Concerns addressing the deferral or waiving of road widening was debated between Commissioner McCuen and High Associates. Ms. Tara Hitchens explained High Associates and East Lampeter Township agree they do not want to widen Willow Road now or in the future. Ms. Rider commented she is inclined to defer the curbing and waive the road widening of Willow Road.

On a motion by Ms. Rider, seconded by Mr. Rutt, with all voting in favor for the recommendation of approval of plan #2021-17 to come into compliance with September 9, 2021 review letter from David Miller/Associates with the exception to recommend a waiver be granted to widen Willow Road and a deferral for item #4 regarding curbing. High Associates must comply with the Lancaster County Planning Department review letter dated July 16, 2021 with the excluding items #1 and #2.

- b. **#2021-19-Darren Philips-Sketch Plan-2939 Lincoln Highway East:** No representatives for the project were present at the moment and the item was tabled until later in the meeting.

Following agenda item letter "d," Chairman Siesholtz suggested a motion to deny #2021-19 as presented, or lack of presentation this evening. There are many outstanding zoning issues listed in the August 6, 2021 review letter from David Miller/Associates which prevents any action being taken by the Planning Commission.

On a motion by Chairman Siesholtz, seconded by Mr. McCuen, and all voting in favor to deny the #2021-19 Sketch plan for property located at 2939 Lincoln Highway East due to lack of representation and outstanding zoning issues.

- c. **#2021-20-Gap Bros. Holdings LLC-VC Text Amendment:** Mr. Peter Wertz of McNeese, Wallace, & Nurick recapped the proposed text amendment of the Village Commercial Zoning District which includes the definition of integrated commercial enterprises to combine office and manufacturing uses. Applicants have worked with Township staff prior going informally before Board of Supervisors on June 21, 2021. Revisions to the amendment were submitted on July 14, 2021. Board of Supervisors which were accepted July 19, 2021. Lancaster County Planning Department sent a letter dated August 13, 2021 for a formal recommendation to adopt the zoning amendment. The applicant is before the Planning Commission looking for a formal recommendation for approval to the Board of Supervisors hearing scheduled for Monday, September 20, 2021. Mr. McCuen asked if Township staff supports the amendment to which Mr. Colin Siesholtz responded that East Lampeter Township staff has worked closely with the applicant and Township staff supports the amendment.

On a motion by Mr. Rutt, seconded by Ms. Rider, with all voting in favor for #2021-20 VC Text Amendment be recommended for approval by Township staff and Lancaster County Planning Department subject to items listed in the general requirements to the affected properties.

- d. **#2021-24-Sylvan Fisher-Subdivision & Land Development Deferral-2816 B Irishtown Road:** Cameron Renehan from TeamAg explained the Subdivision effects a parcel located primarily in Leacock Township. The applicant is also looking for a deferral to Leacock Township as the Stormwater Management Plan work shall be completed only within Leacock Township. Mr. Renehan added that East Lampeter Township staff recommends and supports the deferral.

On a motion by Ms. Rider, seconded by Mr. McCuen, with all voting in favor of #2021-24 be deferred to Leacock Township with the condition that a signature block for East Lampeter Township be on the subdivision plans.

Briefing Items:

- a. **#2021-25-Stuedler Property-2599 Old Philadelphia Pike Final Land Development Plan** will be presented to the Planning Commission in October and looking for recommendation of approval for the demolition and construction of the new buildings.

Other Business:

- a. None at this time.

Announcements:

- a. None at this time.

Adjournment:

On a motion by Mr. McCuen and a second by Ms. Rider with all voting in favor, the meeting was adjourned at 8:57 pm. The next Planning Commission meeting will be held on Tuesday, October 12, 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