

EAST LAMPETER TOWNSHIP
PLANNING COMMISSION MINUTES
2250 Old Philadelphia Pike, Lancaster, PA 17602

January 11, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, January 11, 2022 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 Darrel Siesholtz called the meeting to order at 7:00 pm followed by the Pledge of Allegiance. Other members present were Ms. Sarah Rider, Mr. Randy Patterson, Mr. Dagen, Dr. Huesken, Mr. Colin Siesholtz, Director of Planning, Mr. David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Zoning Administrative Assistant.

Public Present in Public Meeting Room:

Mark Hackenburg-RGS Associates
Ben King-Quarry View Shop
Todd Kurl-RGS Associates

Public Present on Zoom:

Jake Krieger-RGS Associates

Reorganization of the Planning Commission

a. Chair

1. Nomination for Chair by: Mr. Patterson
2. Mr. Darrel Siesholtz has been nominated for Chair
3. Any other nominations for Chair: None
4. Close nominations for Chair
5. Second by: Ms. Rider

b. Vice Chair

1. Nomination for Vice Chair by: Ms. Rider
2. Mr. Randy Patterson has been nominated for Vice Chair
3. Any other nominations for Vice Chair: None
4. Close nominations for Vice Chair
5. Second by: Mr. Dagen

c. Secretary

1. Nomination for Secretary by: Mr. Patterson
2. Ms. Sara Rider has been nominated for Secretary
3. Any other nominations for Secretary: None
4. Close nomination for Secretary
5. Second by: Mr. Dagen

Slate of Officers for East Lampeter Township Planning Commission 2022:

Chair: Mr. Darrel Siesholtz

Vice Chair: Mr. Randy Patterson

Secretary: Ms. Sarah Rider

Minutes:

The minutes of the November 9, 2021 Planning Commission Meeting were approved as written on a motion by Mr. Patterson and a second by Ms. Rider, all voting in favor.

Old Business:

- d. None

New Business:

- a. **#2021-27 Quarry View Shop - Final Land Development Plan - 2603 Lincoln Highway East:** Mr. Mark Hackenburg of RGS Associates presented on behalf of his client, Ben King. The proposed plan includes Stormwater Management, preservation of historic buildings, adaptive re-use of the site. There was a Conditional Use Hearing held early 2021 before the Board of Supervisors. Mr. Hackenburg and Mr. King commented on the placement of a farm stand which was not presented or approved during the Conditional Use and shall be addressed separately with East Lampeter Township Zoning Staff. Mr. Colin Siesholtz reminded presenters there are Zoning issues with a farm stand as it is not a permitted use for the property and shall be discussed with Township Zoning staff and not part of the Land Development Plan. Discussion based on the David Miller/Associates review letter dated January 7, 2022 and the Lancaster County Planning Department Comment letter dated November 1, 2021, clarification regarding parking spaces and the applicant's desired farm stand shall be handled separately. On a motion by Mr. Patterson and a second by Ms. Rider, all voting in favor to recommend approval of plan #2021-27, specific to waivers and deferrals stated in DMA review letter dated 1/7/22, all zoning items shall be addressed separately with Township staff.

- b. **#2021-30 Green Leaf Plants – Final Land Development Plan – 2369 Old Philadelphia Pike:** Mr. Todd Kurl of RGS Associates presented on behalf of the applicant, Green Leaf Plants. This long-term project includes infill and stormwater management and maintenance of existing systems. Applicant is requesting waivers of curbing along Mount Sidney Road and within parking compounds. Waivers previously granted in the 1997 plan were preliminary plan, curbing in parking compounds, sidewalks along streets and sidewalks along parking compounds, and road frontages.
On a motion by Mr. Patterson and a second by Dr. Huesken, all voting in favor to recommend conditional approval of Final Land Development Plan #2021-30 Green Leaf Plants based on the David Miller/Associates review letter dated January 5, 2022, related to waiver and preliminary/final plan requirements, and the deferral of streets, curbing along existing streets. In addition, the approval grants the deferral of sidewalks along roadway frontages and a waiver of maximum loading ratios for stormwater control. The applicant must also comply with subdivision/land development comments and Lancaster County Planning Department comments.

- c. 2021 Annual Report of Planning Commission will be provided to the Board of Supervisors. On a motion by Ms. Rider and a second by Mr. Patterson, all voting in favor to submit the 2021 Annual Report to East Lampeter Township Board of Supervisors.

Briefing Items:

- a. None

Other Business:

- a. Mr. Darrel Siesholtz mentioned the new meeting start time of 7:00pm.
- b. Mr. Darrel Siesholtz encouraged attendance to the upcoming Township Forecast Meeting.

Announcements

- a. None

Adjournment:

On a motion by Mr. Patterson and a second by Ms. Rider with all voting in favor, the meeting was adjourned at 8:32 pm. The next Planning Commission meeting will be held on Tuesday, February 8, 2022 at 7:00pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA, 17602 and via ZOOM, check the Township website at www.eastlampetertownship.org for more information.

Respectfully submitted,

Colin Siesholtz
Director of Planning/Zoning Officer