

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

February 8, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, February 8, 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 7:04 pm followed by the Pledge of Allegiance. Other members present were Ms. Sarah Rider, Dr. Huesken, Mr. Colin Siesholtz, Director of Planning, Mr. David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Administrative Assistant. Other Commissioners present via ZOOM were Mr. Randy Patterson, and Mr. Dagen.

Minutes:

The minutes of the January 11, 2022 Planning Commission Meeting were approved as written on a motion by Dr. Huesken and a second by Ms. Rider, all voting in favor.

Old Business:

- a. None

New Business:

- a. **#2021-28: 1728 Lincoln Highway East - Final Land Development Plan:** Mr. Todd Shoaf, of Pioneer Management, LLC presented on behalf of Sundance Car Wash. The proposed plan includes Stormwater Management and replacing the existing six-bay carwash and mechanical room with a three self-serve wash bays, three automatic bays, and new mechanical room. Currently has five access points, two along Lincoln Highway East and three on Tennyson Drive; Will close the access from Lincoln Highway East and reconfigure access along Tennyson Drive. Working with and waiting on Pennsylvania Department of Transportation (PADOT) for and ID number, then will secure Letter of Credit with PADOT. Received required approval from Zoning Hearing Board. Discussion based on the David Miller/Associates review letter dated January 27, 2022; and the Lancaster County Planning Department Comment letter dated November 1, 2021 with four outstanding items which have been updated on the plan. Installation of curbing and sidewalk along both Lincoln Highway East and Tennyson Drive. Water approved this week, and waiting on Highway Occupancy Permit from PADOT. Chairman Siesholtz suggested the applicant consider tasteful signage along Lincoln Highway East.

On a motion by Mr. Patterson and a second by Ms. Rider, all voting in favor to recommend approval of plan #2021-28 for 1728 Lincoln Highway East to include items number one through seven addressed in the David Miller/Associates review letter dated January 27, 2022, with the condition all PADOT approvals are secured.

Briefing Items:

- a. **#2022-01-Christian Stoltzfus-Lot Addon/Final LD Plan: 264 Maple Avenue** will be presenting a proposal for manufacturing building, relocation of a single-family dwelling and additional structures.
- b. **#2022-02-Tree House Foods-Final LD Plan: 2060 Old Philadelphia Pike** intends to add a small addition at the rear of the property.
- c. **#2022-03-Walton Properties-Final LD Plan: 2109A Old Philadelphia Pike** plans for an existing single-family dwelling to be a single-family semi-detached dwelling.

Other Business:

- a. None

Announcements:

- a. Chairman Siesholtz thanked those able to attend the Forecast Meeting.
- b. Please complete and submit Ethics & Interests form to Colin, if you haven't done so already.

Adjournment:

On a motion by Dr. Huesken and a second by Ms. Rider with all voting in favor, the meeting was adjourned at 7:41 pm. The next Planning Commission meeting will be held on Tuesday, March 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](http://www.eastlampetertownship.org) for more information.

Respectfully submitted,

Colin Siesholtz  
Director of Planning/Zoning Officer