

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

March 8, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, March 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 7:00 pm followed by the Pledge of Allegiance. Other members present were Mr. Randy Patterson, Mr. Jason Dagen, Dr. Gerald Huesken, Mr. Colin Siesholtz, Director of Planning, Mr. David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Administrative Assistant. Planning Commissioner Ms. Sarah Rider was not in attendance.

Public Present in Public Meeting Room:

Matt Crème-Nikolaus & Hohenadel, LLC
Kevin Ember-Rettew Associates
Claudia Shank, Esq.- McNeese, Wallace & Nurick, LLC
Jay Provanzo-Campus Shoppes, LP
Scott Provanzo-Campus Shoppes, LP

Public Present on ZOOM:

John Schick-Rettew Associates

Minutes:

The minutes of the February 8, 2022 Planning Commission Meeting were approved with a few changes on a motion by Mr. Patterson and a second by Dr. Huesken, all voting in favor.

Old Business:

- a. None

New Business:

a. **#2021-25: Steudler Real Estate-Final Land Development Plan 2599 Old Philadelphia Pike:** Mr. Matt Crème of Nikolaus & Hohenadel, LLC and Kevin Ember of Rettew Associates presented on behalf of Steudler Real Estate. The waiver of street trees NOT be granted in the way it is worded in David Miller letter but that the applicant would agree in addition to the street trees and existing Land Development Plan, to plant two additional trees in front of building A, in the existing parking lot-equal distance from the two new trees. That the waiver request for 50' ROW width be granted assuming PADOT approval; applicants request for waiver of curbing along new parking compound be granted with the condition that all landscape islands are curbed; all Zoning, SALDO & SWM comments in February 25, 2022 DM/A must be complied with; applicant must comply with HRG February 2, 2022 review letter on behalf of ELSA requirements and the comments from LCPD related to bicycle parking and notations on the plan be accommodated.

On a motion by Mr. Patterson and a second by Mr. Dagen, followed by a brief explanation of motion with all voting in favor to recommend approval of plan #2021-25 for 2599 Old Philadelphia Pike to include Waivers/Modifications items number one through seven addressed in the David Miller/Associates review letter dated February 25, 2022. Mr. Patterson Motion: Regarding LDP 2021-25: Steudler for 2599 OPP; recommend to BOS the approval of the plan as submitted and with regard to waivers/modifications requested: (#1)mod for prelim-granted; request to portions of the sidewalk to be up to 3' outside of ROW providing access easements over areas outside of ROW be approved; that request for modification of 6' sidewalk requirement and accepting 5' wide sidewalk in area of existing parking lot and existing ROW as well as relief of requirement 5' sidewalk along with proposed parking compounds and access drive.

Additional Discussion/Points from Mr. Patterson: reasoning for his motion-applicant is doing curb, sidewalk, planting trees, existing parking, while 24 spaces could be removed to allow for 6' of sidewalk, we have approved 5' sidewalk in other locations. Based on current number of employees and customers with the unknown number, to lose 24 spaces, looking at the site, no other locations for parking; hence the granting. Chairman D. Siesholtz added existing landscaping-evergreens along Eastern boundary; look at the trees, there are gaps here and there, would be

good to include replacement planting, “complete the screen,” and block headlights from shining into neighboring residential properties. Retaining wall, is the parking lower than property to east? Final thought, on southwest corner of property, missing a pole very close to the new drive; take a look and see if another pole needs to be relocated. Some on property line but thought he saw another one on the site; several poles along Old Philadelphia Pike, but is not proposing as a motion.

b. **West Lampeter Township Revised Comprehensive Plan:** Comments regarding why the Bridgeport crossroads study was not mentioned more significantly; communication and cooperation is essential for good planning. Staff to report back to PC at April meeting.

Briefing Items:

a. **#2022-04-Lancaster Mennonite School- Final Land Development Plan: 2176 Lincoln Highway East** will present a proposal for a traffic loop within the school property.

b. **#2022-05-Ikenna & Amelia Obioma-Agritourism Text Amendment** proposes to add “Glamping” as a permissible use within the Agricultural (AG) Zoning District. Board of Supervisors set the hearing date for Monday, April 18, 2022.

c. **#2022-06-Cocalico Creek-Prelim/Final LD Plan: 2335 Lincoln Highway East** plans to expand structure for storage space and additional site improvements.

Other Business:

a. Mixed Use Zone text amendments-Claudia Shank, Esq., McNees, Wallace & Nurick: Ms. Claudia Shank presented on behalf of Campus Shoppes, LP with Mr. Jay Provanzo and Mr. Scott Provanzo. Lengthy discussion with applicants looking to add self-storage as an accessory use of approximately 10,000 square feet on first floor; other options considered include coffee shops, restaurants, however lacking employees to open food service is a challenge. Planning Commission supports further exploration of the proposed option and suggested reviewing the Bridgeport Crossroads Study. Potential for future plans to tie into study and the site is in an excellent location.

Announcements:

a. None.

Adjournment:

On a motion by Dr. Huesken and a second by Mr. Dagen with all voting in favor, the meeting was adjourned at 9:13 pm. The next Planning Commission meeting will be held on Tuesday, April 12, 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