

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

April 12, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, April 12, 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, Ms. Sarah Rider, Mr. Jason Dagen, Dr. Gerald Huesken, Mr. Colin Siesholtz, Director of Planning, Mr. David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Administrative Assistant.

Public Present in Public Meeting Room:

Charles Suhr-Stevens & Lee  
Anthony Caponigro, PE-Kimley-Horn  
Danielle Berman-Kimley-Horn  
Dave Craig-CWP West Corp  
Joyce Gerhart, RLA-RGS Associates  
Todd Vaughn-David Miller/Associates  
Bruce Walton-Sherman & Walton Inc.

Minutes:

The minutes of the March 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. **#2021-29: Mister Car Wash-Prelim/Final Land Development Plan 2175 Lincoln Highway East:** Mr. Charles Suhr presented on behalf of CWP West Corp. the improvements of the property and installation of a car wash facility located at 2175 Lincoln Highway East which is situated within the General Commercial (C-2) Zoning District. Mr. Caponigro reviewed items one through five of the David Miller/Associates review letter dated March 22, 2022.

There was a lengthy discussion regarding item seven (7) of the March 22, 2022 review letter about vertical curbing and rolled curbing. The Zoning Ordinance and Subdivision-Land Development Ordinance seem to conflict curbing requirements which ultimately led to the applicant and the Planning Commission to agree to rolled curbing within the interior of the site, at the egress points for the car wash facility, and to provide vertical curbing along the perimeter of the site as well as along the road frontage of Lincoln Highway East. Ms. Rider and Chairman Siesholtz inquired about signage in and around the property. Chairman Siesholtz emphasized the importance of clear signage. Ms. Rider asked if the Harvest Road access would include a sign to which the Mr. Colin Siesholtz and Mr. David Sinopoli replied it would be considered an off-premises sign which is not permitted. Chairman Siesholtz suggested a shared easement agreement to allow the sign at the rear on shared easement. Chairman Siesholtz questioned potential noise complaints to which Mr. Craig said the Car Wash Facility hours are from 7:30 am through

7:00 pm. Mr. Dagen asked for an average number of vehicles to which Mr. Craig stated there are generally five to seven hundred (500-700) vehicles per day.

On a motion by Mr. Patterson and a second by Ms. Rider with all voting in favor by unanimous voice vote, the Planning Commission recommends the Board of Supervisors approve the Mister Car Wash Final Land Development Plan as submitted with the condition that the applicant provide rolled curbing within the interior of the site, at the egress points for the car wash facility, and to provide vertical curbing along the perimeter of the site as well as along the road frontage of Lincoln Highway East. The applicant shall also comply with all other comments in the David Miller/Associates review letter dated March 22, 2022. Also, the applicant shall comply with the comments in the Lancaster County Planning Department review letter dated November 1, 2021.

**b. #2022-02: Treehouse Foods/Final Land Development Plan 2060 Old Philadelphia Pike:**

Ms. Joyce Gerhart, RLA of RGS Associates presented the land development plan for a building addition to comply with both Lancaster City Water (LCW) and Department of Environmental Protection (DEP). The building addition purpose is solely for sewage treatment. The plan includes removal of impervious surface. Currently, there is construction along Old Philadelphia to repair sewer lines and make improvements. The applicant is requesting five waivers to include the deferral of curbing, sidewalks, and cart way width. The property has three frontages with some curbing and no sidewalk along any of the frontages. The applicant is asking for a deferral of cart way as there currently is a thirty-foot cart way instead of the required thirty-six-foot cart way. Ms. Gerhart explained there are timelines to be addressed by the applicant. Mr. Colin Siesholtz added the building addition must be completed by December of 2022 to appease LCW and East Lampeter Township. Chairman Darrel Siesholtz stated there needs to be a Developer's Agreement to which Ms. Gerhart and Mr. Colin Siesholtz agreed there is an agreement under review by respective attorneys.

On a motion by Mr. Patterson and a second by Dr. Huesken to recommend approval for Treehouse Foods Land Development Plan with conditions outlined in the David Miller/Associates review letter dated April 12, 2022 and the Lancaster County Planning Department items two (2) and three (3) of review letter dated February 18, 2022. As a condition of this plan approval recommendation, Treehouse Foods shall execute a Developer's Agreement with the Township. Said agreement shall require a separate Stormwater Management Plan be submitted for the sidewalk and curbing that are required as part of this plan, #2022-02. Within one (1) year of recording the Land Development Plan #2022-02, RGS Associates project number ELT #2022-04, Treehouse will submit a Stormwater Management Plan to include curbing, sidewalk and associated Stormwater Management improvements along the road frontages of Oakview Road, Route 340/Old Philadelphia Pike, and Laurel Oak Lane. Additionally, the construction of such improvements shall commence within two (2) years of the Land Development Plan recording and shall be completed within three (3) years of such Land Development Plan recording. The motion was passed by unanimous voice vote.

**c. #2022-03: Walton Properties/Final Land Development Plan 2109-A Old Philadelphia**

**Pike:** Mr. Todd Vaughn of David Miller/Associates presented the plan on behalf of Bruce Walton of Sherman & Walton Inc. Mr. Vaughn explained originally it was thought the dwelling was a single family detached dwelling, but is in fact a two-unit dwelling. The applicant is proposing the removal of an existing two-unit semi-detached building and construction of a new two-unit residential semi-detached dwelling. The plan includes the reduction of impervious surface by eleven-hundred (1,100) square feet. Currently,

items are being reviewed by the applicant's attorney which will then be provided to East Lampeter Township. The applicant has submitted and is waiting on approval from East Lampeter Sewer Authority Engineer comments as well as a response from Department of Environmental Protection sewer planning. The plan was submitted to Lancaster County Planning Department and all items in the review letter dated February 18, 2022 have been updated on the plan.

On a motion by Mr. Patterson and a second by Ms. Rider, the East Lampeter Township Planning Commission recommends the Board of Supervisors approve plan #2022-03 located at 2109A Old Philadelphia Pike as submitted with items one (1) through eleven (11) under the Subdivision and Land Development Ordinance section with comment number four (4) be deferred to conversation with the Board of Supervisors. The Planning Commission encourages the Board of Supervisors and Lafayette Fire Company Fire Chief have a conversation addressing fire hydrant locations. Finally, the plan shall address items one (1) and two (2) of the Lancaster County Planning Department review letter dated February 18, 2022. The motion was passed by unanimous voice vote.

Briefing Items:

- a. **#2022-07: Chick-Fil-A - Final Land Development Plan D Plan, 2467 Lincoln Highway East** will come before the Planning Commission to install a canopy over the drive-thru and parking areas.
- b. **#2022-08: EG Stoltzfus-Sketch Plan, 458 Mount Sidney Road** intends to propose a fourteen-lot subdivision at a future meeting.

Other Business:

- a. None

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 8:50 pm. The next Planning Commission meeting will be held on Tuesday, May 10, 2022 at 7:00 pm 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