

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

May 10, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, May 10, 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 7:01 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:

Ben Craddock-Lancaster Civil, representing Engel Properties
Elvin Engel-Engel Properties
Joyce Gerhart, RLA-RGS Associates, representing E.G. Stoltzfus
Douglas Parkins-E.G. Stoltzfus
David Miller-Rettew Associates
Tony Seitz-High Associates

Minutes:

The minutes of the April 12, 2022 Planning Commission Meeting were approved with a few changes on a motion by Dr. Huesken and a second by Ms. Rider, all voting in favor.

Old Business:

- a. None

New Business:

a. **#2021-32: Engel Properties-Final Land Development Plan/Lot Add On-1782 Lincoln Highway East:** Mr. Ben Craddock of Lancaster Civil presented on behalf of Engel Properties. The plan before the planning commission includes two lots. Lot 1 has an existing single-family dwelling and Lot 2 will be developed with two 6-unit apartment buildings.

On a motion by Mr. Patterson and a second by Ms. Rider, all voting in favor, the Planning Commission recommends waiver of preliminary plan, deferral of curbing and sidewalk to include curbing and sidewalk within the parking compound, minimum pipe diameter and drain control to be granted. Applicant shall address the Zoning, SALDO/SWMO items listed in the April 26, 2022 review letter from David Miller/Associates. The applicant shall address items 2, 3, and 4 outlined in the review letter from the Lancaster County Planning Department dated December 6, 2021. The Planning Commission strongly recommends the applicant consider installation of sidewalks to the south side of the building connecting to Eastland Drive.

b. **#2022-08: E. G. Stoltzfus Sketch Plan 458 Old Philadelphia Pike:** Ms. Joyce Gerhart, RLA of RGS Associates presented the sketch plan for 14 new single-family homes within a cul-de-sac. A discussion regarding sidewalks, curbing, and access convened. No motion required as this came before the Planning Commission for discussion and feedback.

Briefing Items:

a. **#2022-11: Lois I. Bachman-Deferral of Land Development, 15, 19, and 23 Tennyson Drive:** will be before the Planning Commission at a future meeting requesting a deferral to City of Lancaster.

Other Business:

a. **#2022-17: Greenfield North Update:** Mr. Tony Seitz briefly explained the revision High Associates have made since the first Greenfield North plan was before the Planning Commission. Due to inflation and costs of materials, the design has been altered in that there will no longer be underground parking. The design includes consolidating buildings and contains a community center and allowing a 2-acre courtyard area with the pool for residents.

Announcements:

a. None

Adjournment:

On a motion by Ms. Rider and a second by Dr. Huesken with all voting in favor, the meeting was adjourned at 8:20 pm. The next Planning Commission meeting will be held on Tuesday, June 14, 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 for more information.

Respectfully submitted,

Colin Siesholtz
Director of Planning/Zoning Officer