

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

June 14, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, June 14, 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, Dr. Gerald Huesken, Mr. Colin Siesholtz, Director of Planning, Mr. David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Administrative Assistant. Mr. Randy Patterson attended the meeting via ZOOM. Mr. Jason Dagen was unable to attend the meeting.

Public Present in Public Meeting Room:

Randy Dautrich-Dautrich Engineering

Jason Shaner-Impact Engineering, representing Christian A. Stoltzfus, Jr.

Christian A. Stoltzfus, Jr., 264 Maple Avenue

Minutes:

The minutes of the May 10, 2022 Planning Commission Meeting were approved on a motion by Dr. Huesken and a second by Ms. Rider, all voting in favor.

Old Business:

- a. None

New Business:

- a. **#2022-01: Christian A. Stoltzfus Jr.-Final LD Plan/Lot Add On-264 Maple Avenue:** No representatives were present, tabled until later to provide time for applicant and representative time to arrive.

- b. **#2022-11: Lois I. Bachman-Deferral of LD-15, 19, & 23 Tennyson Drive:** Mr. Randy Dautrich presented the deferral request. One portion of 15 Tennyson Drive is located within East Lampeter Township. All three vacant lots will be tied into the East Lampeter Sewer. A review letter dated June 14, 2022 from HRG Associates was reviewed.

Ms. Rider made a motion to recommend approval for deferral to City of Lancaster, subject to the East Lampeter Sewer Authority requirements outlined in the review letter dated June 14, 2022. Dr. Huesken seconded the motion and the motion passed by unanimous voice vote.

- c. **#2022-01: Christian A. Stoltzfus Jr.-Final LD Plan/Lot Add On-264 Maple Avenue:** Mr. Jason Shaner and Christian A. Stoltzfus, Jr. arrived and presented the Land Development/Lot Add on Plan for 264 Maple Avenue. Mr. Shaner reviewed the waivers/modifications items as well as the SALDO items listed in the David Miller/Associates review letter dated June 1, 2022.

On a motion by Mr. Patterson and a second by Ms. Rider, with all voting in favor to recommend conditional approval based on the David Miller/Associates review letter dated June 1, 2022,

to comply with all zoning conditions regarding the barn and single-family dwelling. One additional comment to point out there were no comments from Lancaster County Planning Department.

Briefing Items:

- a. None

Other Business:

- a. **#2022-13: Zook Yoder Esh Lot 5 Update:** Mr. Colin Siesholtz stated the Planning Commission will see plans for a new 210,000 square foot warehouse at Ben Franklin Boulevard, just South of Greenfield North development.

Announcements:

- a. None

Adjournment:

On a motion by Dr. Huesken and a second by Ms. Rider with all voting in favor, the meeting was adjourned at 7:52 pm. The next Planning Commission meeting will be held on Tuesday, July 12, 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