

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

August 9, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, August 9, 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. Dr. Gerald Huesken was present in the meeting room, and Ms. Sarah Rider attended the meeting via ZOOM. Also present were Mr. Colin Siesholtz, Director of Planning, Mr. David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Administrative Assistant. Mr. Randy Patterson and Mr. Jason Dagen were unable to attend.

Public Present in Public Meeting Room:

Todd Shoaf, Pioneer Management
Claudia Shank, McNees Wallace, Nurick
Scott Provanzo, Campus Shoppes

Public Present via ZOOM:

None

Minutes:

The minutes of the July 19, 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. **#2022-06: Cocalico Creek Home LLC-Prelim/Final Subdivision and Land Development Plan: 2335 Lincoln Highway East:** Mr. Todd Shoaf of Pioneer Management presented the plan on behalf of Randy Martin, owner of Cocalico Creek Home LLC. Mr. Shoaf described the existing parcel as an existing retail business of home-goods and furniture and includes a 4' loading dock with 1 loading stall. The property is located in the C-3 zoning district with Rodeway Inn immediately to the West. The proposal will add a 3,990 square foot storage warehouse for retail items to keep on-site, expansion of the loading dock and increase parking spaces to 73 including 3 ADA parking spaces. Two stone trenches exist for stormwater management. The plan will expand the existing basin on the Comfort Suites site and the construction of a retaining wall. The required PennDOT HOP approval is secured along with the Erosion & Sediment Plan, Lafayette Fire Department, and City of Lancaster approvals. The David Miller/Associates review letter dated August 3, 2022 has two outstanding items to be finalized which are to determine financial security and to execute a developer's agreement with the Township for the relocation of sidewalk and installation of a retaining wall. The thirteen waivers and modifications were recommended for approval. Chairman Siesholtz inquired about the fencing on top of the retaining wall at the building as mentioned in the Lancaster County Planning Department letter dated March 21, 2022. The plan will also include a lot add on.

On a motion by Dr. Huesken to recommend approval based on the David Miller/Associates letter dated August 3, 2022 and Lancaster County Planning Department letter dated March 21, 2022, the motion was seconded by Ms. Rider with all voting in favor.

b. **#2022-15- Campus Shoppes, LP-Mixed Use Zone Text Amendment:** Ms. Claudia Shank revisited the text amendment which was previously before the Planning Commission and Board of Supervisors in March of 2022.

Dr. Huesken made a motion to recommend approval as presented, with a second by Ms. Rider, the motion passed by unanimous voice vote.

On a motion by Dr. Huesken and a second by Ms. Rider with all voting in favor, the meeting was adjourned at 7:45 pm.

Respectfully submitted,

Colin Siesholtz
Director of Planning/Zoning Officer