

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

September 13, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, September 13, 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 in the meeting room were Ms. Sarah Rider, Mr. Randy Patterson, Dr. Gerald Huesken, and Mr. Jason Dagen. Also present were Mr. Colin Siesholtz, Director of Planning, Mr. David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Administrative Assistant.

Public Present in Public Meeting Room:

Dave Bitner, RGS Associates
Mike Rush, High Properties
John Dienner, Dienner's Country Restaurant

Public Present via ZOOM:

None

Minutes:

The minutes of the August 8, 2022 Planning Commission Meeting were approved with minor typo changes on a motion by Dr. Huesken. Seconded by Mr. Dagen, the motion carried by unanimous voice vote.

Old Business:

a. None

New Business:

a. **#2022-14: High Properties Lot Add-On, Lot Consolidation and LD Plan: 525 Greenfield Road:** The applicant is proposing the demolition of an existing bank and construction of a 2,500 square foot fast food restaurant with a drive through lane. Chairman Siesholtz reviewed items listed in the David Miller/Associates review letter dated September 2, 2022. There was a brief discussion regarding sidewalks and pathways with neighboring properties. One item of note was to be sure and include the recommendation of a 12" corrugated pipe under the parking lot along with the granting of the 8" PVC pipe under the drive-thru.

Mr. Patterson made a motion to recommend approval based on the David Miller/Associates letter dated September 2, 2022. Included in the motion is the relocation of the bike rack as well as the inclusion of the 12" corrugated pipe. The motion was seconded by Ms. Rider with all voting in favor by unanimous voice vote.

b. **#2022-20: Dienner's Country Restaurant Waiver of LD: 2855 Lincoln Highway East:**

Mr. John Dienner briefly explained the work to be done at 2855 Lincoln Highway East. A shed would be placed on an existing paved area for outdoor tool storage.

Mr. Rider made a motion to recommend approval of the Waiver of Land Development. The motion was seconded by Dr. Huesken with all voting in favor by unanimous voice vote.

Briefing Items:

- a. **Paradise Energy Solutions:** Lincoln Highway East and Leven Road: The applicant is a solar energy contractor which will be present at a future meeting.
- b. **First Church of Nazarene-2150 New Holland Pike:** The Applicant will be before the Planning Commission in the future for lot line changes and improvements.
- c. **SALDO Amendments:** Mr. Colin Siesholtz will distribute a Memo with the updates to the SALDO.

Other Business:

- a. None

Announcements:

- a. None

Adjournment:

On a motion by Ms. Rider and a second by Mr. Patterson with all voting in favor, the meeting was adjourned at 7:57 pm. The next Planning Commission meeting will be held on Tuesday, October 11, 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