

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

December 13, 2022

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, December 13, 2022 at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. 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 in the meeting room were Dr. Gerald Huesken and Township Staff present included Mr. Colin Siesholtz, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Administrative Assistant. Mr. Randy Patterson and Ms. Sarah Rider were present via ZOOM. Mr. Jason Dagen was not in attendance.

Public Present in Public Meeting Room:

Tony Seitz, High Properties
Mike Rush, High Properties
Dave Miller, Rettew Associates
Claudia Shank, McNees, Wallace & Nurick

Paul Stoltzfus, Gap Bros. Holdings
Steve Gergely, Harbor Engineering
Brandon Leaman, 1879 Windy Hill Road
Mark Justice, First Church of the Nazarene
T.J. Acosta, Lancaster Civil

Public Present via ZOOM:

None

Minutes:

The minutes of the October 11, 2022 Planning Commission Meeting were approved as written on a motion by Dr. Huesken. Seconded by Ms. Rider, the motion carried by unanimous voice vote.

Old Business:

a. None

New Business:

a. High Properties Warehouse Lot 5-Willow Road and Ben Franklin Blvd (Final LD Plan): Mr. Tony Seitz, Mr. Mike Rush, Ms. Claudia Shank and Mr. Dave Miller presented the plan for the construction of a warehouse with 32' clear ceilings, four flex tenants, rear facing loading docks with no outdoor storage. High Properties is requesting a number of waivers as reviewed in the David Miller/Associates review letter dated November 7, 2022.

Mr. Patterson made a motion to recommend that approval of plan #2022-13, Lot #5 the waivers and modifications requested by High in the November 7, 2022 review letter from David Miller/Associates be approved with changes. Recommend waiver request for Willow Road rather than deferral; waiver granted; curbing follow David Miller/Associates with explanation to remain consistent with Lot #1, relationship to pedestrian path, deferral be granted without conditions. All other items be complied with and County letter July 1, 2022. One adjustment to the motion to seek Board of Supervisors approval regarding parking. Dr. Huesken seconded the motion and it was passed by unanimous voice vote.

b. Paradise Energy Solutions-2985 Lincoln Highway East-Prelim/Final LD Plan: Mr. Steve Gergely of Harbor Engineering presented on behalf of the applicant, Paradise Energy Solutions. The applicant is looking to construct a two-story office building with a 20,000 square foot warehouse. Discussion pursued regarding tractor trailer truck traffic and shifted to signage. Mr. David Sinopoli explained the signage requirements.

Dr. Huesken made a motion to recommend approval with recommendations from the David Miller/Associates review letter dated November 9, 2022 and the Lancaster County Planning Department. Ms. Rider seconded the motion and is passed by unanimous voice vote.

c. First Church of Nazarene-2150 New Holland Pike: Final Subdivision Plan: Mr. T.J. Acosta of Lancaster Civil presented on behalf of the First Church of the Nazarene. The subdivision plan will parcel off the South East portion of the property. Items have been addressed from the David Miller/Associates review letter dated November 9, 2022.

Dr. Huesken made a motion to recommend approval based on the David Miller/Associates letter dated November 9, 2022 and consists items included of the Lancaster County Planning Department letter dated September 21, 2022. Ms. Rider seconded the motion and is passed by unanimous voice vote.

Briefing Items:

a. 1891 Windy Hill Road-Lot Add-On Plan: This subdivision plan will be before the Planning Commission at an upcoming meeting.

b. Witmer Tract-458 Mount Sidney Road-Prelim/Final Subdivision Plan: The 14-lot subdivision plan will be presented in the future.

Other Business:

a. None

Announcements:

a. None

Adjournment:

On a motion by Mr. Patterson and a second by Dr. Huesken with all voting in favor, the meeting was adjourned at 8:51 pm. The next Planning Commission meeting will be held on Tuesday, January 10, 2023 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