

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

February 14, 2023

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, February 14, 2023 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 Mr. Randy Patterson, Dr. Gerald Huesken and Mr. Jason Dagen. Township Staff present included Ms. Tara Hitchens, Assistant Township Manager, Mr. Colin Siesholtz, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer, and Alecia J. Hair, Assistant Zoning Officer-Commercial. Ms. Sarah Rider was not in attendance.

Public Present in Public Meeting Room:

Roger Fry, Fry Surveying  
Chris Venarchick, RGS Associates  
Barb Huesken, Resident

Public Present via ZOOM:

Fernmoor Homes, Rockvale Master Plan

Minutes:

The minutes of the January 10, 2023 Planning Commission Meeting were approved with a minor change on a motion by Mr. Patterson. Seconded by Dr. Huesken, the motion carried by unanimous voice vote.

Old Business:

a. None

New Business:

a. #2022-21: 458 Beechdale Road, Subdivision Plan: Mr. Roger Fry presented the subdivision plan describing the lot is located in both East Lampeter Township and Upper Leacock Township (ULT). The property is known as the "Mansion House" which includes a stable, the applicant is looking to subdivide the southern end of property. Access from Beechdale on flag lot with drive. The area of West is wooded which would remain as part of the floodplain. The applicant has requested a few waivers including the loading ratios for stormwater management, and is requesting action for planning module to DEP for on-site sewer. Mr. Fry stated any other items can be addressed without issue. Upper Leacock Township recommended deferral of sewer to East Lampeter Township which is the preferred action by DEP. Fry Surveying has received a very clean letter from ULT which will be discussed this upcoming Thursday at their Supervisors meeting. Chairman Siesholtz inquired about the entrance to the site at Township line to which Mr. Fry explained all development is West of the Township line. Mr. Fry added there are infiltration bays along the drive and ULT engineer suggested input. ULT comments available. ULT Planning Commission supported the requested waivers, deferment of street improvements. ULT Solicitor is holding the agreement for signature which will also be discussed at the meeting this Thursday. Financing will be determined between ELT Supervisors and the applicant. The applicant is still waiting on approval from LCCD for the NPDES permit, which are not very timely, but hoping for approval tonight. Financial securities

will be separate as they will only be posting bonds for work within ELT. Chairman Siesholtz reiterated the items listed in the review letters to confirm all comments were addressed. As previously mentioned, Township and Mr. Fry are working together. Chairman Siesholtz reviewed the letter from Lancaster County Planning Department dated October 17, 2022, to which Mr. Fry explained the items have all been addressed months prior. Chairman Siesholtz indicated there are some similarities in the review letters specifically the existing lot is not for Clean and Green. Mr. Fry responded there will be new clean and green application for the 10-acre lot. Chairman Siesholtz rereviewed the discussion and scope of the plan followed by the confirmation the applicant has no issue in complying with remaining items. Chairman asked if there were public comments, hearing none, he asked for a motion.

Mr. Patterson made a motion for plan #2022-21 for 458 Beechdale Road to recommend to the Board of Supervisors the plan be approved in accordance with conditions established by the David Miller/Associates review letter dated February 10, 2023 as well as the Lancaster County Planning Department letter dated October 17, 2022 related to waivers and modifications be granted with the understanding all items will be met by the applicant regarding SALDO and Stormwater Management. Dr. Huesken seconded the motion and it was passed by unanimous voice vote.

Chairman Siesholtz moved to the Rockvale Master Plan listed under the Briefing Items in the agenda. Following the discussion, the commission resumed to the agenda items in order.

Briefing Items:

a. #2022-25: Rockvale Master Plan-Chris Venarchick opened the discussion with the Planning Commission. The applicant is Fernmoor Homes which was originally submitted in December 2022 with the goal to redevelop the site. The current site is dated and tired and the applicant is looking to invigorate the 65-acre property utilizing the commercial overlay district. The plan has been presented to Township staff and Board of Supervisors for feedback. The plan this evening incorporates the feedback provided and the applicant is hoping to come back with approvals then to the Board of Supervisors. Mr. Venarchick described the lot being 65-acres, 548,000 square feet of retail. E-commerce introduce housing and look for opportunities across the site to reinvigorate. High percentage of impervious coverage. Proposed plan is the concept and site layout. The applicant planned to revitalize the commercial portion and introduce housing of around 300 units. A request was made to increase density to which the applicant added an additional story, which allows around 500 units. The Ordinance criteria for maximum density is not exceeded in this plan. The applicant intends to remove 268,000 SF commercial and are trying to redistribute their current tenants. Mr. Venarchick added the applicant is looking to divide building eight (8) for possible outdoor seating options and to the West of the property, proposing to introduce another building to incorporate first floor retail and second floor residential units. Mr. Venarchick continued the streetscape plan is represented referring to the Route 30 Streetscape plan, this plan will introduce pedestrian walk ways, multi modal paths, after working with Township staff, the path will provide circulation across the site for people to access the streetscape plan. Mr. Dagen asked about the 32 units in the buildings would be one- or two-bedroom apartments. Fernmoor Homes stated the units will be a mixture of 1, 2, and 3-bedroom units. The plan will introduce vegetation, trees, and shrubs to buffer of the south portion of the site. The applicant will maintain the existing vehicular access. This redevelopment utilizing the commercial development overlay will incorporate residential and commercial areas to reinvigorate the property where people can essentially live, work, and play on the property. In regards to Stormwater Management, being master plan stage, seeking input on the plan. The applicant would resubmit and address comments from Township staff and David Miller/Associates to seek approval for action to then move forward to the Board of Supervisors to ultimately be approved to move forward with the Land Development stage. Mr. Patterson asked what the density per acre is with the 500 units to which

Mr. Venarcheck stated the density would be approximately 7.8 dwelling units. The area identified as residential will be about 24 acres or about 22 or 23 units per acre. Dr. Huesken inquired about the target audience for this to which Mr. Venarcheck responded empty nesters to young professionals.

b. Dr. H: Market demand with resident with Greenfield North constructing 600+ units as well as these additional 500 units. The applicant understands preserving farmland and how to quantify property is difficult, however discussions with Township staff, considered the plan for this number of units and let time and the market dictate. CV-staff-plan for "x" # units and let market determine. Chairman Siesholtz asked if the plan would be phased to which Mr. Venarchick explained that at this point in the plan, phasing has not yet been considered as the plan is not at the engineering point which will be dictated. Chairman Siesholtz stated the density maximum allows 12 units where the applicant is not there yet and inquired about having additional stories to meet the density. Mr. Venarchick replied additional stories requires elevators which is effective and financially supported in large cities. The master plan can allow changes. Chairman Siesholtz asked about surface parking, up density would it be adequate which would need to accommodate 5 & 6 levels. Fernmoor Homes confirmed the applicant will not exceed four stories. Mr. Patterson inquired about rental rate and construction costs and continued that there are not many areas within the Township to permit such High Density which he feels the Township might want to maximize. Mr. Dagen asked and Dr. Huesken responded that the students from this location would attend Smoketown Elementary. Mr. Patterson addressed the Tot Lot location, if the Tot Lot is for residents it should be in the middle of the residential area. Mr. Patterson added parents might not allow children to walk all the way over to the commercial portion of the property to the Tot Lot. Mr. Patterson followed up with the screening of the residential portion with light, will it be similar or more light pollution to the residential properties where Mr. Venarchick responded the issues/concerns will be addressed at the time of the Subdivision and Land Development submission. Chairman Siesholtz reminded the Commissioners that no action was needed, just the open discussion per the master plan requirement with this particular commercial overlay.

Resume to New Business item 5.b: East Lampeter Township Official Map: Mr. Colin Siesholtz presented the Township Official Map update which is the first update since 2015. The map sets forth the Township plans and visions as well as future parks, plans, facilities, recreational areas, stormwater projects, basically projects ideas and plans for the future of East Lampeter Township. Mr. Siesholtz reviewed the memo distributed to the commissioners. Chairman Siesholtz stated to the commissioners the official map allows Township to be proactive in planning. Looking for recommendation of approval and to draft a resolution for adoption.

Housing Study: Mr. Colin Siesholtz described the housing study as a precursor to an update. Mr. Siesholtz read the memo to the Board of Supervisors asking the Planning Commission for comments or questions. Mr. Patterson made a few suggestions regarding terminology, lending practices and standards, differences between "needs" and "gaps," and additionally, "should" and "shall" was suggested to be changed to "must" rather than "may." Chairman Siesholtz suggested item T6, c&d contradict. Mr. Patterson Q&Exp #4 points. February 24<sup>th</sup> not enough time, extend. Dr. Huesken asked if this includes traffic in which Ms. Hitches explained where there is need, gap, stock into comp plan which will consider all extras. Chairman Siesholtz added sometimes these plans move forward to put on shelf. J.D will this apply to redistrict, is it used by SD? Ms. Hitchens, school district uses Census. Ms. Hitchens thanked the Planning Commission for their feedback.

Briefing Items:

- c. #2023-01: 338 & 324 Willow Road, Lot Add-On Plan-Mr. Siesholtz explained to the Planning Commission that there will be a lot add-on plan in the future for properties located at 338 and 324 Willow Road.

Other Business:

- a. None

Announcements:

- a. Chairman Siesholtz shared a meeting with Township Staff regarding the procedures and operations moving forward with the Planning Commission. Other members provided additional feedback which may be implemented in the future.

Adjournment:

On a motion by Dr. Huesken and a second by Mr. Dagen with all voting in favor, the meeting was adjourned at 8:28 pm. The next Planning Commission meeting will be held on Tuesday, March 14, 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](http://www.eastlampetertownship.org) for more information.

Respectfully submitted,

Colin Siesholtz  
Director of Planning/Zoning Officer