

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

March 14, 2023

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

Public Present in Public Meeting Room:

Ryan Trees, RGS Associates
Doug Parkins, E.G. Stoltzfus/Mt. Sidney Road Associates, LLC
Chris Venarchick, RGS Associates
Tim Trostle, Strausser Surveying

Public Present via ZOOM:

Fernmoor Homes, Rockvale Master Plan

Minutes:

The minutes of the February 14, 2023 Planning Commission Meeting were approved with as written on a motion by Mr. Patterson and seconded by Mr. Dagen and Ms. Rider abstaining, the motion carried.

Old Business:

a. None

New Business:

a. **#2022-24:** E.G. Stoltzfus/Mt. Sidney Rd Associates LLC, 458 Mt. Sidney Rd, Witmer Tract Subdivision-Mr. Trees and Mr. Parkins presented the subdivision plan on behalf of the applicant. There are three requested waivers, addressed comment number five (5); issue in the sight distance table. Mr. Patterson referenced item #4 will be on E&S Plan. Ms. Rider clarified sidewalk information.

Mr. Patterson made a motion for Plan #2022-24: 458 Mount Sidney Road to recommend approval to the Board of Supervisors in accordance with David Miller/Associates review letter dated March 7, 2023 to include the waivers and modifications be granted as requested and the Lancaster County Planning Department letter dated December 27, 2022 with the addition of curbing be included along Mount Sidney Road where a sidewalk will be installed. Ms. Rider seconded the motion and it passed by unanimous voice vote.

b. **#2022-25:** Fernmoor Homes-Rockvale Redevelopment Master Plan-Mr. Chris Venarchick presented the Master Plan to the Planning Commission looking to advance the Master Plan from the concept into the full Land Development process. Mr. Patterson expressed thanks to add more dwelling

units but would repeat his comment from the previous planning commission meeting regarding the “Tot Lot.” Mr. Patterson encouraged the applicant to consider some children’s recreation to which Mr. Venarchick and the applicant will look into relocating the lot during the Land Development Process.

Chairman Siesholtz made a motion to recommend to the Board of Supervisors the approval with the understanding that future Master Plans shall emphasize the development of non-residential portions of the property. Mr. Patterson seconded the motion and passed by unanimous voice vote.

c. **#2023-01:** 324 & 338 Willow Road, Lot Add-On: Tim Trostle from Strausser Engineering presented the plan on behalf of the applicant. This plan has no land disturbance as it is a simple lot add-on plan. Chairman Siesholtz commented that the Riparian Buffer should be shown on the Lot Add-On plan which can be made a condition of the motion.

Mr. Patterson made a motion to recommend to the Board of Supervisors the conditional approval of plan #2023-01: Daniel Stoltzfus at 324 Willow Road for the Lot Add-on recognizing the conditions listed in the David Miller/Associates review letter dated March 7, 2023 and Lancaster County Planning Department comment letter dated January 27, 2023 with the following additions: new deferral request be submitted to East Lampeter Township for curb and sidewalks and streets within the Business Park (BP) zone, street deferral be submitted for the parcel included in the Light Industrial (I-1) zone, continue the existing deferrals from plan #2015-19: 324 Willow Road Land Development Plan for the curb, sidewalk, and streets on existing Lot #1, and that Mr. King and East Lampeter Township reach an agreement regarding riparian buffer as a condition of approval for the lot add-on. Mr. Dagen seconded the motion and passed by unanimous voice vote.

d. Director of Planning Colin Siesholtz presented the 2022 East Lampeter Township Planning Commission Annual Report which outlines the plans and requests in 2022. The projects list includes plans that were only before the Planning Commission in 2022. Chairman Siesholtz explained there is a letter from the Planning Commission to the Board of Supervisors and will accept a recommendation.

Ms. Rider recommended approval of the East Lampeter Township Planning Commission Annual Report. Mr. Patterson seconded the motion and it passed by unanimous voice vote.

e. Lancaster Heritage Pathway-Letter of Support: Mr. Siesholtz explained the Lancaster Heritage Pathway application for funding for the extension of Lancaster Heritage Pathway to allow an additional 1.5 miles further into the city of Lancaster. Requesting a letter of support to be provided to the Board of Supervisors.

Briefing Items:

- a. #2023-04: Samuel & Sarah King, 2303 Leaman Road, Lot Add-On

Other Business:

- a. None

Announcements:

- a. None

Adjournment:

On a motion by Mr. Dagen and a second by Mr. Patterson with all voting in favor, the meeting was adjourned at 8:38 pm. The next Planning Commission meeting will be held on Tuesday, April 11, 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