

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

June 13, 2023

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, June 13, 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 Ms. Sarah Rider, Mr. Jason Dagen, and Dr. Gerald Huesken. 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. Randy Patterson was not in attendance.

Public Present in Public Meeting Room:

Chris Venarchick, RGS Associates
Jon Gish, Samuel Brothers
John Ressler, Samuel Brothers
Dean Cafiero, Pennmark Management Company
Robert Sichelstiel, Pennmark Management Company
Justin Bartholomew, Pennmark Management Company

Public Present via ZOOM:

None

Minutes:

The minutes of the May 9, 2023 Planning Commission Meeting were approved with clarification regarding the fields would be removed regarding the Clark Associates Sketch Plan. On a motion by Dr. Huesken and seconded by Mr. Dagen, the motion carried.

Old Business:

a. None

New Business:

a. **#2023-05:** Gish's Furniture-2217 Lincoln Highway East-Lot Consolidation/Land Development Plan: Mr. Chris Venarchick of RGS Associates presented the Lot Consolidation/Land Development Plan on behalf of property owners, Samuel Brothers Realty.

Dr. Huesken made a motion to recommend approval of the land development plan #2023-05: Gish's Furniture Lot Consolidation/Land Development Plan, located at 2217 Lincoln Highway East, subject to the David Miller/Associates review letter dated May 19, 2023 and Lancaster County Planning Department letter dated April 27, 2023. The motion is to include collaboration with the Township regarding the Traffic Analysis letter from Jay States dated June 22, 2023. Chairman Siesholtz made a point of clarification: comments are for internal pedestrian walk versus sidewalk and #3 exception, Chris needs modifications with portions. Ms. Rider seconded the motion and all voted in favor by unanimous voice vote.

Briefing Items:

a. **#2023-10:** Aspen Home Improvements, 220-222 Pitney Road-Final Land Development Plan: Mr. Siesholtz shared with the Commissioners the plan would be before them at a future meeting.

Other Business:

a. Pennmark Management Company, Inc.-Regional Commercial (C-3) Zoning District informal presentation-self storage: Mr. Dean Cafiero, Mr. Robert Sichelstiel, and Mr. Justin Bartholomew were present to discuss options for potential self-storage in their current retail facility. Brief history-they are the original developer of East Towne Mall which was around 1980. Former stores included Kmart, Weis supermarkets but malls have changed over the years and are not as prosperous and the mall has been modified. Recently, AC Moore and off-track betting left and Hobby Lobby recently combined spaces into one store. PennDOT moved into the facility and has access to rear of property. The rear section of mall that is not used contains 40,000 SF in one space and about 10,000 SF in the other space. Pennmark Management Company are interested in a self-storage use for the vacant space with rear access to a multi-level storage space with about 90,000 SF for self-storage through CubeSMART. Mr. Bartholomew explained the company has similar properties such as one in Malvern have added a Cube Smart. There are two staff members from 9am until 7pm. The Planning Commission asked about parking and availability of parking. The response was the facility will be based off others such as the one in Pottstown. 10 spaces are required and no truck parking or outdoor storage will be permitted. Currently the parking spaces are being used for tenants and PennDOT. Security cameras will be used by CubeSmart; 750 units (maxed out and went two-stories). A key card will be used as primary access to the building with individual keys for individual clients. No organizations will rent, only everyday consumers are permitted. No hazardous or large items will be stored. Only items that can fit through the doorway. There will also be controlled access points. This will limit the push distance for customer and operators. Heating and air conditioning is already installed and will be able to offer climate control for the units. The front access will be for an Emergency Exit only. The property owner needs 50,000-100,000 SF to make the self-storage use profitable and financially feasible. If a second floor is added, the total number of storage units will be 750. Ms. Rider commented that it seems to be too large in terms of proposed Square Footage and the use not only applies to 2090 Lincoln Highway East but to other shopping centers in the Township. The Planning Commission suggested the Township is not interested in the self-storage use all over C-3 areas. The text amendment would affect C-3 and would be a variation of the self-storage use that is already permitted. Potential issues which include the narrow drive aisle located in the rear of the shopping center. It should possibly be a one-way traffic flow. Currently Dollar Tree, Ollies, Burlington have trucks enter from one direction and Gabe's & Hobby Lobby trucks enter from the opposite end. Loading docks are set up in a way to be able to drive around the rear of the building. If there's a truck loading for GABES and another for Hobby Lobby, would they be able to pass? Ms. Rider asked about the ability to extend access drives to which the response was none due to lot lines and grade. There is not much night time traffic currently, but it may be an issue to the residential area behind the mall if this use is permitted. Pennmark Management concluded they feel with added lighting and cameras it is a much better situation than what is there currently. The applicants are looking for direction as an option of self-storage and to come in informal discussion.

Adjournment:

On a motion by Ms. Rider and a second by Mr. Dagen with all voting in favor, the meeting was adjourned at 8:15 pm. The next Planning Commission meeting will be held on Tuesday, July 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