

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

August 15, 2023

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, August 15, 2023, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A 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. Jason Dagen, Mr. Randy Patterson and Dr. Gerald Huesken. Township Staff present included Mr. Colin Siesholtz, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer-Residential and Alecia J. Hair, Assistant Zoning Officer-Commercial. Ms. Sarah Rider attended the meeting via ZOOM.

Public Present in Public Meeting Room:

Brian Masterson, Garden Path Soap
Daniel Fisher, Garden Path Soap
Sylvia Fisher, Garden Path Soap
Keith Good, CGA Architects
Wesley Morgan, Aspen Home Improvements
Daniel Adamson, Aspen Home Improvements

Public Present via ZOOM:

None

Minutes:

The minutes of the July 11, 2023, Planning Commission Meeting were approved as presented. On a motion by Dr. Huesken and seconded by Chairman Siesholtz, the motion carried.

Old Business:

a. None

New Business:

a. **#2023-09:** Garden Path Soap-2533 Old Philadelphia Pike-Land Development Plan-Mr. Brian F. Masterson presented on behalf of the applicant, Sylvia Fisher. The proposed plan requires no increase in impervious coverage. The building had multiple additions over the years. The proposed plan will keep the same building footprint, parking, and egress. It will have a similar set up to previous stove store, having retail in front of building storage and warehousing to the rear of the building. Currently, the applicant is waiting on letters from the Fire & Police Departments, as well as East Lampeter Sewer Authority. Mr. Daniel Fisher suggested members visit the site to see how difficult it will be for the installation of curb and sidewalk. The Township and applicant agreed that a deferral of public improvements would suffice. The deferral will require a stormwater plan be submitted for the public improvements if and when the Township decides to call in the deferral.

Mr. Patterson made a motion the Board of Supervisors approve Plan #2023-09 for Garden Path Soap located at 2533 Old Philadelphia Pike based in accordance with the review letter from David Miller/Associates of July 7, 2023, the owner shall provide a deferral agreement for public improvements and address item numbers 5, 6, & 7 of the Lancaster County Planning Department review letter dated May 31, 2023. The motion was seconded by Dr. Huesken. The motion passed unanimously.

b. **#2023-10:** Aspen Home Improvements-220-222 Pitney Road-Final Lot Add-On and Land Development Plan-Mr. Keith Good of CGA Architects presented the plan on behalf of the applicant, Aspen Home Improvements.

The applicant stated they will comply with the David Miller/Associates review letter dated August 2, 2023. All Lancaster County Planning Department review letter comments have been addressed by the applicant.

Mr. Patterson made a motion to recommend approval for project #2023-10 located at 220-222 Pitney Road based on compliance of the David Miller/Associates review letter dated August 2, 2023 with one exception, that the waiver for Pitney Road has been withdrawn and the owner will comply with the Lancaster County Planning Department comments on the May 31, 2023 review letter. Mr. Dagen seconded the motion. The motion passed unanimously.

Briefing Items:

- a. #2023-16-Jemar Holdings-311 Airport Drive-Smocketown Airport Hangar Expansion-Land Dev. Plan
- b. #2023-17-MP Lancaster, LLC-Rockvale Parcel #4, 2472 Lincoln Highway East-Land Development Plan
- c. #2023-21-East Lampeter Associates LP-2090 Lincoln Highway East-Regional Commercial (C-3) Zone Text Amendment

Other Business:

- a. None

Adjournment:

On a motion by Dr. Huesken and a second by Mr. Dagen with all voting in favor, the meeting was adjourned at 7:43 pm. The next Planning Commission meeting will be held on Tuesday, September 12, 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