

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

September 12, 2023

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, September 12, 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 7:02 pm followed by the Pledge of Allegiance. Other members present in the meeting room were Mr. Jason Dagen, Ms. Sarah Rider, 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.

Public Present in Public Meeting Room:

Chris Venarchick, RGS Associates
Chris, WLA
Justin Bartholomew, Penmark Management Company
Robert Sichelstiel, Penmark Management Company

Public Present via ZOOM:

Christopher's iPhone

Minutes:

The minutes of the August 15, 2023, Planning Commission Meeting were approved with a minor change to the DMA review letter date (8-2-23). On a motion by Dr. Huesken and seconded by Mr. Dagen with all voting in favor, the motion carried.

Old Business:

a. None

New Business:

a. **#2023-17:** MP Lancaster, LLC-Rockvale Parcel #4-2472 Lincoln Highway East: Mr. Chris Venarchick of RGS Associates described the site plan for the new restaurant. He said the Storm water management plan primarily stays the same as the existing system. The public sewer and water remain the same. The site access remain are the same, the north east corner connects to route 30 which will stay the same. The existing south west corner will be extended and the driveway will be redone. The south east corner will be a new driveway.

Dr. Huesken made a motion to approve Plan #2023-17 MP Lancaster, LLC, Rockvale Parcel 4 as presented and based on the review letter from David Miller/Associates dated September 5, 2023 and the Lancaster Planning Department letter dated August 4, 2023. The motion was seconded by Mr. Patterson and the motion passed unanimously.

b. **#2023-23:** Shaker Patel-2151 Lincoln Highway East Land Development Plan-Mr. Chris Wiley of WLA Architects presented the plan on behalf of the applicant, LAXMI. Mr. Wiley stated that Shaker Patel with LAXMI/Avid Hotel would like to extend the front of the building by 4ft 11inches. He would like to take the face

off the building, which would be cantilevered, but there would be support pieces. This would allow Mr. Patel to turn the single king bed rooms into double queen bed rooms. Parking spaces would stay the same. There are no changes to the number of rooms, or for the utilities. 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 to Board of Supervisors approve project #2023-23-2151 Lincoln Highway East in accordance with the David Miller/Associates review letter dated September 5, 2023 and the Lancaster County Planning Department comments dated September 1, 2023. Mr. Dagen seconded the motion. The motion passed unanimously.

c. **#2023-21:** East Lampeter Associates LP: 2090 Lincoln Highway East-Regional Commercial (C-3) Zoning Text Amendment. Mr. Justin Bartholomew and Mr. Bob Sichelstiel of Pennmark Management Company discussed the proposed C-3 text amendment to allow self-storage. Mr. Patterson expressed his concern regarding “spot zoning.” Mr. Patterson added he was in favor of the project, but felt the text amendment would affect more properties within the Township and shared it might be in best interest of the Supervisors to consider the request fall under a Conditional Use. The other planning commission members agreed with Mr. Patterson regarding the text amendment versus Conditional Use or Zoning Hearing Board, but there was no objection to the project. Concerns were also raised about entering through the back of the building, such as traffic to include tractor trailer access to other tenants as well as customers of the self-storage to be located to the rear of the building. there was concern with creating issues on adjacent properties.

Mr. Patterson made a motion to recommend the Board of Supervisors not approve text amendment but in place, the Planning Commission recommends to allow self-storage by way of Conditional Use. Dr. Huesken seconded the motion and the motion passed unanimously

Briefing Items:

- a. None

Other Business:

- a. None

Adjournment:

On a motion by Ms. Rider and a second by Mr. Dagen with all voting in favor, the meeting was adjourned at 8:08 pm. The next Planning Commission meeting will be held on Tuesday, October 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