

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

November 14, 2023

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, November 14, 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, Alecia J. Hair, Assistant Zoning Officer-Commercial and Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Justin Smucker, Country Acres Campground
Tim Arntz, Light-Heigel & Associates, Inc

Public Present via ZOOM:

Christopher's iPhone

Minutes:

The minutes of the September 12, 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 Ms. Rider with all voting in favor, the motion carried.

Old Business:

a. None

New Business:

a) **#2023-27:** Justin Smucker/ Country Acres Campground was looking for waiver of Land Development. He stated that they are looking to replace the concrete floor of the main pavilion. They are taking away some impervious surface as well , when doing expansion. The shuffle board area and game shed will be removed. Ms. Rider questioned what the existing pavilion is used for currently. Mr. Smucker stated that the pavilion is used for gatherings for campers, or events at the campground.

Dr. Huesken made a motion to #2023-27 Country Acres Campground-Waiver of Land Development. The motion was seconded by Mr. Patterson and the motion passed unanimously.

b) **#2023-28:** Millstream Motel- 170 Eastbrook Road Waiver of Land Development. Tim Arntz of Light-Heigel and Associates is representing Millstream Motel. They are looking for a waiver of Land development , for a new airlock vestibule under the existing canopy on the existing concrete sidewalk at the main entrance. The new

vestibule will not alter the current two way traffic aisle under the existing canopy. Ms. Rider was wondering how big the vestibule was going to be. Ms. Rider was also about any other upgrades, and Mr. Arntz stated no other major improvements were in place right now. He did state there were some stormwater plans coming. Mr. Patterson questioned the amount of supplies sitting outside the motel. Mr. Arntz stated that anything sitting outside was roofing materials. Mr. Darrel Siesholtz stated that he's sure the zoning officer and staff are aware of the on goings.

Mr. Patterson made a motion to approve #2023-28 Millstream Motel Waiver of Land Development and Dr. Huesken seconded the motion and the motion passed unanimously.

Briefing Items:

- a. **#2023-31**- Goodwill Industries-2353 Lincoln Highway East-Land Development
-Proposing a large shed in the rear of the property , due to a location possibly closing. Bruce Brock , VP of operations for Goodwill was also at the meeting.

Other Business:

- a. None

Adjournment:

On a motion by Ms. Rider and a second by Dr. Huesken with all voting in favor, the meeting was adjourned at 8:08 pm. The next Planning Commission meeting will be held on Tuesday, December 12, 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