

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

February 13, 2024

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, February 13, 2024 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. Randy Patterson. Mr. Jansen Herr attended the meeting via ZOOM, and Mr. Jason Dagen attended the meeting via ZOOM. Township Staff present included Mr. Colin Siesholtz, Director of Planning/Zoning Officer, David Sinopoli, Assistant Zoning Officer-Residential and Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Anthony Petersheim- Lancaster Design & Build-Cocalico Creek Home
Randy and Jody Martin-Cocalico Creek Home
Todd and Karen Meck-The Foundry Lancaster

Public Present via ZOOM:

None

Minutes:

The minutes of the December 12, 2023 Planning Commission meeting were approved, with minor corrections. Mr. Patterson motioned to approve the minutes from the meeting on December 12, 2023 , and Mr. Dagen seconded. The motion carried.

Reorganization of the Planning Commission:

Slate of Officers for East Lampeter Township Planning Commission 2024 are:

Chair: Darrel Siesholtz

Vice Chair: Randy Patterson

Secretary: Sarah Rider

All those in favor : Darrel Siesholtz, Jansen Herr, Randy Patterson, Jason Dagen

Opposing _____

Old Business:

a. None

New Business:

a. # 2024-01- Lincoln East LLC- 2331 Lincoln Highway East-Sketch Plan

Anthony Petersheim, from Lancaster Design & Build represented Randy and Jody Martin from Cocalico Creek Home. Mr. Petersheim stated the Martins purchased 2331 Lincoln Highway East, in hopes to put a facility there to help support their business. Mr. Petersheim submitted a sketch plan to introduce the project to the township. The original specific use for this property was going to be a warehouse, however this is changing to a storage facility, for their business.

Mr. Petersheim would like to submit a preliminary land development plan, to the township. Mr. Darrel Siesholtz suggested that he work with township staff, through the process since it is a big plan. Continue the open dialogue with township staff, no action needed at this time.

b. East Lampeter Township Planning Dept. Annual Report

Mr. Colin Siesholtz spoke about the 2023 Annual report, which showed a busy year for the township. He stated this year should be busier, and that there is an array of different plans for the year. There is also an ordinance update that is being worked on for this year, as well as the housing study. Mr. Darrel Siesholtz is signing the letter to forward this to the Board of Supervisors. Mr. Randy Patterson, Mr. Jansen Herr, and Mr. Jason Dagen all were in agreement to have this forwarded.

Briefing Items :

a. # 2024-05- Calumet Enterprises- 2257 Old Philadelphia Pike-Land Development Plan

Mr. Colin Siesholtz spoke about the land development plan for Clark Associates. This will be discussed again at a later date.

Other Business :

a. Jason Confair Esq-194 Greenfield Road- Informal presentation and Discussion-1-2 Text Amendment

Todd & Karen Mack, are owners of The Foundry Lancaster, which is a commercial gym in Greenfield Industrial Park. They are pursuing an amendment to the township zoning ordinance, that would allow a health club/gym in the Industrial 2 district. They are looking to expand into 194 Greenfield, which is zoned I-2. Mr. Randy Patterson suggested they apply for a conditional use approval, as opposed to a text amendment. Continue the communication with township staff, no action needed at this time.

b. West Lampeter Township Zoning Ordinance Amendment- East Lampeter Township Comment Letter

Mr. Colin Siesholtz presented an East Lampeter Township review letter of the West Lampeter Township Zoning Ordinance update. The review letter focused on the share boundary between both townships and the Bridgeport area. The planning commission commented that they would like to see more references to the Bridgeport study in the Zoning Ordinance.

Adjournment:

On a motion by Mr. Randy Patterson and a second by Mr. Jason Dagen with all voting in favor, the meeting was adjourned at 8:15 pm. The next Planning Commission meeting will be held on Tuesday March 12, 2024, 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