

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

May 14,2024

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, May 14 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, and Mr. Jansen Herr. Mr. Jason Dagen, and Ms. Sarah Rider attended VIA ZOOM. Assistant Township Manager, Mrs. Tara Hitchens was also present VIA ZOOM. Township Staff present included Mr. Colin Siesholtz, Director of Planning/Zoning Officer, and Leigh Obez, Administrative Assistant.

Public Present in Public Meeting Room:

Chris Venarchick- RGS Associates
Kristi Burkholder-MP Lancaster LLC
Karen Neiderer-MP Lancaster LLC
Chris Schrom- Schrom Contracting

Public Present via ZOOM:

Minutes:

The minutes of the April 9, 2024, Planning Commission meeting were approved, with minor corrections. Mr. Patterson made a motion to approve the minutes which was seconded by Mr. Herr. The motion carried unanimously.

Old Business:

None

New Business:

a. #2023-32- MP Lancaster, LLC- Rockvale Parcel 2-Land Development Plan

Chris Venarchick, who was representing RGS Associates spoke about the Land Development plan for Rockvale Square Parcel 2. Mr. Venarchick, spoke about the residential units in the master plan on the Rockvale Square Parcel 2 site. The plan shows 4 separate multifamily apartment buildings, each with 32 dwelling units along with parking spaces. There is a sidewalk that connects all 4 buildings.

Planning commission recommends approval to the Board of Supervisors, conditioned by the February 9th, 2024 letter from DM/A. Also, including the county letter and satisfaction with township staff on the Grove Miller Engineer Traffic Impact Study.

Mr. Randy Patterson made a motion to approve per the above conditions, and Mr. Jansen Herr seconded. The motion carried unanimously.

b. #2024-10- Pine Manor Home-2165 New Holland Pike-Waiver of Land Development

Chris Schrom, with Schrom Contracting is representing Pine Manor Home. They are seeking a waiver of Land Development. They are looking to build an addition with an enclosed stairway. They are proposing a 15x15 building addition. Pine Manor Home is an assisted living facility with approximately 17 bedrooms. No additional living space or change of use on the property or zoning concerns.

Mr. Jansen Herr made a motion to approve the Waiver of Land Development, and Mr. Jason Dagen seconded the motion. The motion passed unanimously.

Briefing Items:

a. #2024-11-Weis- 1631 Old Philadelphia Pike-Land Development Plan :

Mr. Colin Siesholtz briefed the Planning Commission on the Weis Gas N Go Land Development Plan. The submitted Gas n Go plan shows 5-6 dispensers and a kiosk. The plan will be discussed at a future Planning Commission meeting.

Other Business:

a. East Lampeter Township Comprehensive Plan- Request for Proposal Review-

Mr. Colin Siesholtz presented a request for proposal for the East Lampeter Township updated comprehensive plan. Mrs. Tara Hitchens gave a brief overview of the Township's current comprehensive plans and the reasons for updating the comprehensive plan. Mr. Randy Patterson suggested adding consultant references to the request for proposal. Mrs. Tara Hitchens clarified the dates under each option are for option completion.

Mr. Randy Patterson made a motion to pass the request for proposal along to the Board of Supervisors. The motion was seconded by Mr. Jason Dagen. The motion carried unanimously.

b. East Lampeter Township Housing Implementation Priorities

Mrs. Tara Hitchens presented the housing study implementation priorities and gave a brief overview of each priority. Mrs. Tara Hitchens also explained staff choice of ranking for each implementation option.

Mr. Randy Patterson made a motion recommending the housing memo dated 5-14-24 be presented to the Board of Supervisors. The motion was seconded by Mr. Herr, which passed unanimously.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Mr. Jason Dagen, with all voting in favor, the meeting was adjourned at 7:25 pm. The next Planning Commission meeting will be held on Tuesday June 11, 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