

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

June 11,2024

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, June 11 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. Township Staff present included Mr. Colin Siesholtz, Director of Planning/Zoning Officer, and Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

None

Public Present via ZOOM:

None

Minutes:

The minutes of the May 14, 2024, Planning Commission meeting were approved, with minor corrections. Mr. Herr made a motion to approve the minutes which was seconded by Ms. Rider. The motion carried unanimously.

Old Business:

None

New Business:

a. East Lampeter Township Comprehensive Plan-Committee Member Selection

-Mr. Darrel Siesholtz spoke about the member selection for the Hearing and Planning Committee, that will start sometime in September/October of this year. This would be put together, after the hiring of a consultant. For this committee, one of the individuals will be a member from the Planning Commission, as well as a member from the Board of Supervisors, and also township staff. Mr. Dagen asked how many times a month this committee will meet. Mr. Colin Siesholtz let him know that it would only be once a month. Mr. Dagen also asked how long the position will last for, and Mr. Colin Siesholtz said a year. Mr. Darrel Siesholtz said the Comprehensive Plan is crucial for the township and for the growth of the township. He said that this document, is there to help maintain the character of the township and the growth of the township and to provided guidance. Guidance for things such as, the zoning ordinance, subdivision, and land development plan. Mr. Patterson said that the primary role of the committee is to guide the work of the consultant, and review their draft before its presented to the Commission and to the township. Mr. Darrel Siesholtz said the process would be that there would be an initial draft that would be submitted for review, then a second draft that would be reviewed by the committee and agreed upon by the committee, then it

would go to Planning Commission. Planning Commission needs to less the plan before the Supervisors would act on it. There's also other steps such as public process and gathering the information for the plan, which would be done by the consultant.

Mr. Dagen volunteered to be the Planning Commissions Representative for this committee. Mr. Jansen Herr made a motion to approve and Ms. Rider seconded, the motion carried unanimously.

Briefing Items:

a. #2024-13 Sheetz, Inc-2100 Lincoln Highway East-Land Development Plan

-Mr. Colin Siesholtz let the Commission know that the property at 2100 Lincoln Highway East is being redeveloped into a Sheetz convenience store and gas station. This is where the Howard Johnson once stood. Mr. Randy Patterson had said it looked like on the plans that there was a future tenant space available. Mr. Colin Siesholtz stated it is a future tenant space, but is waiting to hear what will be put there. Sheetz will also be putting in the streetscape improvements, which is shown on the plan, go down down South Oakview Drive and route 30.

b. #2024-14-Walton Properties-2071B Old Philadelphia Pike-Land Development Plan

-Mr. Colin Siesholtz spoke about 2071B Old Philadelphia Pike , and said this is the Ambleside Development. He said that right now, there is a garage there that the owner would like to convert to, two units. He also would like work on the site and put in some sidewalks and parking. This will be discussed at a future meeting date.

c. #20024-15-Smocketown Enterprises,LLC- 2498 Old Philadelphia Pike-Village General Text Amendment

-Mr. Siesholtz spoke about the property at 2498 Old Philadelphia Pike. He said that the owner owns MillCreek Fence and would like to move his business to this property. In order to do this, he's looking to amend the ordinance in order to allow for manufacturing on a private road in the Village General District.

d. #2024-16- Eli & Nancy King- 431 Strasburg Pike-Lot Add on Plan

- Mr. Colin Siesholtz let the Committee know Eli and Nancy King are looking to a do a Lot Add on Plan.

Other Business:

None

Adjournment:

On a motion by Ms. Rider and seconded by Mr. Jason Dagen, with all voting in favor, the meeting was adjourned at 7:29 pm. The next Planning Commission meeting will be held on Tuesday July 9,2024, 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.eastlampertership.org for more information.

Respectfully submitted,

Colin Siesholtz
Director of Planning/Zoning Officer