

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

July 9, 2024

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, July 9, 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. Jansen Herr and Mr. Jason Dagen. Mr. Randy Patterson was present VIA ZOOM Township Staff present included Mr. Colin Siesholtz, Director of Planning/Zoning Officer, and Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Travis Koger-Dewberry Engineering  
Dwight Yoder- Gibble, Kraybill & Hess  
Roger Fry- Fry Surveying  
David S Beiler

Public Present via ZOOM:

None

Minutes:

The minutes of the June 11<sup>th</sup> 2024, Planning Commission meeting were reviewed, and Mr. Jason Dagen made a motion to approve the minutes which was seconded by Mr. Jansen Herr. The motion carried unanimously.

Old Business:

None

New Business:

a. **#2024-06- Kaufhold/Witmer- 2181 & 2195 Old Philadelphia Pike -Lot Add on Plan**

-Roger Fry, from Fry Surveying spoke about the Witmer/Kaufhold property plan. He stated that the Witmer's at 2181 Old Philadelphia Pike and Kaufhold Real Estate Company. He stated that the proposal is to exchange a strip of land from the Witmer property onto the Kaufhold property. The strip of land would be to the rear of the Witmer property, that they don't really need to utilize. Kaufhold Real Estate would like to use this for Mr. Roger Fry stated that there were no outstanding comments, and they are making a request for the street improvements.

Mr. Jason Dagen made a motion for approval to be sent to the board. Mr. Jansen Herr seconded the motion, and the motion carried unanimously.

b. **#2024-09- WalMart-2034 Lincoln Highway East-Land Development Plan**

-Travis Koger with Dewberry Engineer who is the engineer for WalMart, spoke about their Land Development Plan. He said WalMart is looking to do a 4,700 square foot expansion on the north west side of the facility, and be placed in the open green space area located at the corner of the building. This would be to offset the amount of green space that's being removed due to the expansion. There are some portions of the existing parking lot that are being converted to the green space that will be a net gain of about 850 sq ft of green space for the overall property. This building expansion is for the associate parking and for the online grocery pick up. They are looking to add 45 stalls aka parking spaces, to fully operate and keep things moving at an efficient pace. These stalls will be slightly larger than the existing parking spaces. They will be 10 ft wide, remaining compliant with the township ordinance. There will also be a small building addition on the front of the store. Mr. Darrel Siesholtz talked about the letter from DM/A dated June 10, 2024. He mentioned about the comment in the letter, that mentioned about the Lincoln Highway Streetscapes plan. There was made mention of Wal-Mart removing the bus stop, and Mr. Travis Koger stated that they will be adding an actual bus stop. Right now, the bus stop is a bench. Mr. Darrel Siesholtz asked about the financial security, and Mr. Travis Koger stated that Wal-Mart already secured the bond and sent the paperwork to the township. Mr. Darrel Siesholtz, asked about the stormwater management operation and maintenance agreement. Mr. Travis Koger said that he as the signed and notarized agreement, and that he's been working with Scott Hain to determine exactly what they want to see. He stated that they are not proposing a new storm water facility, it would be an operation and maintenance agreement. He said when Wal-Mart originally came through, it had appeared it was missing. There was one done, however. Mr. Darrel Siesholtz, also said there were some comments from the Lancaster County Planning Commission from June 28, 2024. They said that the building expansion will allow Wal-Mart to better meet the needs of its e-commerce, prioritize opportunities to redevelop build areas, and fill the gaps in urban areas.

Mr. Jansen Herr made a motion to approve, subject to the DM/A letter dated June 10, 2024, and the Lancaster County Planning Commission comments. Mr. Jason Dagen seconded. The motion carried unanimously.

**c. #2024-15- Smoketown Enterprises, LLC- Village General Zone Text Amendment**

-Dwight Yoder, from Gibbel, Kraybill & Hess is an attorney representing David Beiler. Mr. Dwight Yoder stated that the Lancaster County Planning Commission reviewed the text amendment and unanimously recommended approval. He said that they were very supportive and like the mixed use developments, because its hard to find industrial zones and some businesses are running out of space. Mr. Dwight Yoder explained that MillCreek Fencing/Smoketown Enterprises LLC is running out of space, which is the reason for this text amendment. MillCreek Fencing has been in business since 1991, is a family owned business and has done very well. They are located in the VG district, and under that in the ordinance provisions it allows manufacturing uses between 2 and 10 acres, however it has to

be on a township road. It's believed that this provision was put in for the Bird in Hand area, and hadn't been reviewed for the Smoketown area. Mr. Dwight Yoder said that in the meetings with township staff and the Board of Supervisors, the way forward would be a mixed use option. This could provide more housing opportunities in the township. The mixed use option would allow manufacturing uses to have access to any road, not just a township road. For this specific case, it's important because of the location and 340 aka Old Philadelphia Pike and 896. However, to qualify for this option you'd have to include some multi-family housing, as part of the development. The plan shows that, for this text amendment plan, there would be some multi family townhouse units, which would fit into the Smoketown character built onto the property. The townhouses would be facing the streets, and the manufacturing facility would be towards the middle of the property. There would be some room for expansion as well. This would provide additional industrial uses while also providing for additional housing in a village area. There will also be a showroom, and storage for the business. There will also be landscaping that will be done to protect existing residences, as well as renderings of the facades of the buildings facing 896 and 340. Mr. David Beiler stated that there are 4 units in the buildings on 340/ Old Philadelphia Pike, the larger building in the back has 6 units and the last one on 896 has 3 units. Mr. Jansen Herr asked if these will be two story/one story townhouses, and Mr. David Beiler said these will be two story townhouses. There would be additional landscaping and screening to protect the residential parts from the manufacturing parts of the property. Mr. Randy Patterson spoke about the plan, and said he appreciates the concept drawing. He said that there are always going to be those who prefer not to have multi family housing next to them. There is such a need for housing in Lancaster county, though so he suggested trying to get to the township's standard, if possible. Mr. Randy Patterson said this text amendment was more about changing the wording, and he thinks it's a worthy amendment. Mr. Darrel Siesholtz spoke about the plan and said it's kind of like a double edged sword, Mr. David Beiler has a need to expand his business and there's a need for housing. He also said to continue to work with the township with the sketch plan, before doing the preliminary plans. Mr. Darrel Siesholtz also let Mr. David Beiler and Mr. Dwight Yoder know that if it goes to the planning commission supervisors and they agree and support this plan ; then they will also have that support to move forward as well. Mr. Darrel Siesholtz briefly summarized what was talked about, regarding the text amendment to the Village General Zone. This would allow this future development plan on public roads as opposed to just township roads. Currently, both roads are state highways so it doesn't qualify. This text amendment to the zoning ordinance would allow this to move forward.

Mr. Randy Patterson made a motion to approve this, and Mr. Jansen Herr seconded. The motion carried unanimously.

Briefing Items:

- a. **#2024-17 Goods Mulch-2448 Old Philadelphia Pike-Land Development Plan**

- Mr. Colin Siesholtz talked about this Land Development Plan, and said that they were approved for a home improvement supply store. They will be selling mulch in bulk. This will be discussed at a future meeting.
- b. **#2024-18 Texas Roadhouse-2317 Lincoln Highway East- Land Development Plan**
  - Mr. Colin Siesholtz talked about this Land Development Plan, and said that they are looking to expand their waiting area. This will be discussed at a future meeting.
- c. **#2024-19 Lancaster Parts & Equipment-2008 Horseshoe Road-Land Development Plan**
  - Mr. Colin Siesholtz talked about this Land Development Plan, and said that this property has multiple buildings. They are looking to demolish some of their buildings. This will be discussed at a future meeting.

Other Business:

None

Adjournment:

On a motion by Mr. Jason Dagen and seconded by Mr. Jansen Herr, with all voting in favor, the meeting was adjourned at 7:59 pm. The next Planning Commission meeting will be held on Tuesday, August 13, 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](http://www.eastlampetertownship.org) for more information.

Respectfully submitted,

Colin Siesholtz  
Director of Planning/Zoning Officer