

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

August 13, 2024

The regular meeting of the East Lampeter Township Planning Commission was held on August 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. Jansen Herr, Mr. Randy Patterson, and Ms. Sarah Rider. Township Staff present included Mr. Colin Siesholtz, Director of Planning/Zoning Officer, Alecia Hair, Commercial Zoning Officer and Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Todd Vaughn- DM/A for Ambleside Townhouses
Bruce Walton- Ambleside Townhouses
Adam Felty- Calumet Enterprises
Fred Clark- Clark Associates

Public Present via ZOOM:

None

Minutes:

The minutes of the July 9th, 2024, Planning Commission meeting were reviewed, and minor corrections that were addressed. Mr. Randy Patterson made a motion to approve the minutes with minor corrections and Ms. Sarah Rider seconded. The motion carried unanimously.

Old Business:

None

New Business:

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

-Mr. Todd Vaughn with DM/A spoke about the property at 2071B Old Philadelphia Pike. Mr. Vaughn said that they are looking for approval of plans they had submitted, for Ambleside Townhomes. They are looking to remove the existing building behind the office building, which has an office on the first floor and a residence on the second floor. They would replace that with a semi detached or two unit building. The new building will be facing Oakview Road. The stormwater will be handled, by reducing impervious area, reducing the lot from about 50% now to about 49%. This works out to be about a percent of the 8 acre property. The new layout they are proposing, they will reduce some macadam, stripe the parking spaces that are not currently striped, and provide a handicapped accessible space. They are looking to remove some macadam and create a walkway to have

connectivity. There is an existing sidewalk that goes around, so they will provide connectivity through the units as well, that will connect to the sidewalk that leads to the office building. Ms. Rider asked what else was on the remaining 8 acre property & what are the rest of the buildings used for? Mr. Vaughn explained that they are all residential, all rentals, and said the front building is the office building and for Mr. Walton's construction business. Ms. Rider also asked where the storage will go, once the building is taken down? Mr. Walton said the storage for right now is underneath the upper unit, and is some construction supplies. M Mr. Darrel Siesholtz mentioned that he thought that when you enter the site, there is a building on the left that is being used for storage? Mr. Vaughn said that there is a single family residence and another single family residence w a garage right next to it. Mr. Vaughn showed the Planning Commission where the parking spaces are, and said the complex provides 123 spaces. Mr. Vaughn then spoke about the letter from Becker and let the Commission know that he has worked with Colin and Brentley at Becker to address any issues. Mr. Darrel Siesholtz asked where the dumpsters are for the two new units, and Mr. Vaughn said that there are multiple dumper locations.

Mr. Randy Patterson made a motion to recommend approval to the Board of Supervisors, conditioned on the applicant agreeing to address the recommendations of the July 12th Becker Engineering letter; and the comments of the County Planning Department review dated June 28th, 2024. Mr. Jansen Herr seconded the motion, and the motion carried unanimously.

Briefing Items:

Other Business:

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

-Mr. Fred Clark spoke about the Land Development plan for 2257 Old Philadelphia Pike. He said they are looking for some direction, since they have two ways to go with their existing campus and the Locust Grove campus. The first plan (A) was to connect the two properties together, which Township has requested some street road improvements on Old Philadelphia Pike. Mr. Clark was concerned because with this plan, they would have to take some of the neighbors' front yards away, even though it would be in the right a way. This would be expanding the road, and adding stormwater, sewer and other additional expenses. Plan A , there would be a driveway between the two properties, and connect them. Their plan (B) would be keeping the properties separate, and not doing the roadway improvements. For plan A, the Township has requested for widening the road and adding that center lane back through, past Shelley Drive. This would require widening the road, expanding the road bed out into the neighbor's property. Mr. Clark said plan A, takes traffic off of Old Philadelphia Pike by allowing interaction between the two properties, and plan B, puts traffic between the two properties, back on to Old Philadelphia Pike. Mr. Clark said their preference was Plan A, he also said they would like to remodel the Locust Grove Building. He also mentioned about building a 3 story building and creating a solar field in the future. Ms. Sarah Rider asked if they could do an access easement between the two properties, so they could have the interconnection , but keeping them separate properties ? Mr. Colin Siesholtz said that they would have to review and talk to township staff, and see if they would still want the left turn onto Shelley Dr. Mr. Darrel Siesholtz asked with the

build out, are we looking for a transportation study? Mr. Clark said that he has had them completed. Mr. Darrel Siesholtz also asked if the widening of Old Philadelphia Pike , is to get a turn lane into Shelley Drive because of the increased traffic ? Mr. Clark said there wouldn't be increased traffic because traffic would be routed a different way (Plan A). Ms. Rider said that Plan A makes sense, and Mr. Clark said he would prefer plan A but he's worried about upsetting the neighbors and he doesn't gain anything. Mr. Darrel Siesholtz , asked about the 42, 00sq ft renovation of the Locust Grove School. He was wondering if this building will be office space for Clark? Mr. Clark said that they are actually using this building now, as offices. He would like to renovate this building, while keeping the gymnasium. Ms. Rider asked if employees are being moved over to the school building ? Mr. Clark said it will just be for additional expansion, but wasn't looking for anything about that plan today. Mr. Darrel Siesholtz was concerned about the traffic, and brought up when the school was open about the bus traffic and Mr. Jansen Herr mentioned parent pick up traffic. He mentioned there was a fair amount of traffic during busy times. Mr. Adam Felty , who is also with Clark spoke about the traffic study, and said that they're not going to increase the traffic into Shelley Drive, within the new development site. He said that with the new access, traffic will divert off of Shelley Drive, and that interconnection will be on campus. People would not be having to turn onto Old Philadelphia Pike, just to turn back off of it. Mr. Darrel Siesholtz mentioned that when he comes to the township building, he comes in from the west. Sometimes, it takes a long time because traffic is so bad. Mr. Randy Patterson asked if anything was preventing employees from acting on Plan B. Mr. Clark said nothing, and people can walk or drive. He said there is a wood chip walkway. Mr. Randy Patterson said that he agrees with Ms. Rider, that if the township would agree to allow an access easement between the two lots that would work. Mr. Colin Siesholtz had said that the traffic engineer was concerned about the queuing for the center left turn lane that's existing. Mr. Clark said one plan will increase traffic to Shelley Dr and one plan will decrease traffic to Shelley. Mr. Colin Siesholtz said right now its two separate lots, so the only people coming in Shelley are on that lot, but there's a connection now , so now this has to be taken into account which is why staff wants the left turn lane onto Shelley. Mr. Darrel Siesholtz and Mr. Clark spoke about which plan Mr. Clark would prefer and he said Plan B because people can walk and its less upsetting for the neighbors. Mr. Darrel Siesholtz brought up that maybe the neighbors could be happy, to have something alleviate storm drainage issues that they may have. Ms. Rider had said that she feels like if there would be a connection between the two properties, it would take traffic away from Old Philadelphia Pike. Mr. Clark did also say there isn't much truck traffic that comes in , since its mostly at night. That is when the transfer trucks come from the distribution center. Mr. Randy Patterson asked if the traffic study looked at the issue of reduction on Old Philadelphia Pike by allowing the interconnection of the lots ? Mr. Felty said it did not account for the interconnection of the lots. Mr. Darrel Siesholtz likes the idea of the lots being connected , but agrees with Mr. Patterson and feels like they need to address traffic and what the two plans do to take traffic off Old Philadelphia Pike or add to it. Mr. Darrel Siesholtz said they look forward to hearing their plan when they bring it back to the Planning Commission.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Ms. Sarah Rider, with all voting in favor, the meeting was adjourned at 7:50 pm. The next Planning Commission meeting will be held on Tuesday, September 10, 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