Notice is hereby given that the Board of Supervisors for the Township of East Lampeter, Lancaster County, Pennsylvania, will hold a special meeting to conduct a public hearing on Monday, November 18, 2024, at 4:30 P.M. at the Township Office, 2250 Old Philadelphia Pike, Lancaster, Pennsylvania, to consider the conditional use application filed by Smoketown Enterprises LLC for property located at Eastbrook Road and 2498 Old Philadelphia Pike. The Applicant seeks conditional use approval pursuant to Section 375-23455.B.(2) of the East Lampeter Township Zoning Ordinance for a mixed use manufacturing development that includes a new manufacturing facility and approximately 28 new townhouse style apartment units. Additionally, the Applicant seeks approval to modify certain design requirements associated with the proposed project, including allowing Applicant to exceed the 30,000 square feet of gross floor area for manufacturing under Section 375-23450.A.(4), adjusting the open space requirements for multi-family dwelling units under Section 375-23490.D.(3), modification from the requirement of a 50-foot yard between end walls for three of the multi-family dwelling units under Section 375-23490.E., modifying Section 375-23455.C.(5) to allow customer and employee parking to be located in front of the proposed manufacturing building, modifying Section 375-23455.C.(6) to permit outdoor storage for display in front of the main manufacturing building, modification of the requirements of Section 375-23455.C.(9) pertaining to minimum and maximum front yard setbacks, and modification of the requirements of Section 375-22150.D.(1) pertaining to the required width of a landscape screen where a property line is adjacent to the AG Zoning District.

The full text of the application may be examined at the Township Office during regular business hours. Copies may be obtained for a charge not greater than the cost thereof. However, because no person may be in the office at the time of desired examination, it is

recommended that any person desiring to examine the application call the Township Office (Telephone No. 717-393-1567) for an appointment. Persons with disabilities who require any auxiliary aid, service, or other accommodation to observe or participate should contact the Township Office at least five days before the above date to discuss how your needs may be best accommodated.

The public is cordially invited to attend the hearing.

BOARD OF SUPERVISORS OF THE
TOWNSHIP OF EAST LAMPETER

By: Susan P. Peipher
Solicitor