

December 14, 2015

The East Lampeter Township Board of Supervisors held a special meeting in order to hear a petition for rezoning of land on Monday, December 14, 2015, at 5:00 p.m. at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Mr. John Blowers, Chairman. In addition to Mr. Blowers supervisors present were: Mr. David Buckwalter, Mr. Glenn Eberly, Mr. Corey Meyer and Mr. Ethan Demme. Also present was Mr. Ralph Hutchison, Township Manager and Mrs. Tara Hitchens, Director of Planning and Zoning Officer.

The following persons signed in as being present in the audience:

Shirley O'Leary	33 Washington, Lancaster representing Historic Preservation Trust
Ben Stoltzfus	220 Lynwood Road, Ronks
Elizabeth Stoltzfus	220 Lynwood Road, Ronks
Jim Hillard	LRHA representing the applicant
Mary Ann Rossi	17 W. Main Street, West Chester representing the Friends Group
Brad Forry	3 Lark Lane, Lancaster representing Wohlson Construction
Spencer Andress	59 S. Third Street, Oxford representing the Friends Group
Sharyn Young	Lancaster County Planning Commission
Raj Patel	21 Eastbrook Road representing the Friends Group
Piyush Shah	84 N. Ronks Road representing the Friends Group
Manisha Patel	102 Eastbrook Road representing the Friends Group
Stephanie Armprister	125 Lancaster Ave., Strasburg representing Lancaster Farmland Trust
Phyllis Heverly Flesher	2110 Horseshoe Road representing CV School District
Yogi Patel	2884 Lincoln Highway East
Pete Skiadas	2375 Lincoln Highway East representing Rt. 30 Diner
Bijou Suodi	102 Eastbrook Road representing the Friends Group

Chairman Blowers stated that the purpose of the hearing was to have a petition to rezone land located at 2601 Lincoln Highway East presented to the Board. He then asked Mrs. Hitchens to introduce the application. Mrs. Hitchens read the public notice for the hearing which indicated that the petition is requesting a change to the zoning district designation for this property from R – Rural to C-2 Commercial. Chairman Blowers then asked the applicant to proceed with their presentation.

Ms. Mary Ann Rossi, representing the Friends Group as the petitioner addressed the Board. She indicated that the applicants would like to offer an amended application and offer for the Board's consideration both the rezoning of the property and an Historic Overlay conditional use application for the property. A new sketch of the property identified as SK-4 was then presented by Ms. Rossi. Mr. Hutchison advised the Board that the hearing had been advertised and public notice provided only for the proposed rezoning. He indicated that the Board therefore cannot consider the application under the Historic Overlay provisions of the zoning ordinance as a conditional use.

Ms. Rossi continued with the applicant's presentation. Testimony was presented by Mr. Spencer Andres a land planner for the applicant. Mr. Andres indicated that the proposal is to convert the existing barn structure into an event center, convert the existing dwelling structure into a community center and to construct a new 80 room Hotel on the property.

Manisha Patel, Piyush Shah and Bijou Suodi all gave brief testimony on behalf of the application. This included information regarding the existing condition of the property, the estimated costs of construction to restore the existing buildings to useable condition for the proposed uses, the design features of the proposed hotel and the Real Estate tax benefits that would result from the proposed development.

Mr. Simeon Stoltzfus of White Horse construction spoke to the Board regarding his experience in restoring historic properties in the area.

Mr. James Hillard then gave testimony regarding his preparation of the sketch plan for the project and provided the Board with information regarding utility services for the proposed development of the site.

Ms. Shirley O'Leary of the Historic Preservation Trust of Lancaster County spoke in favor of the applicants proposed preservation and reuse of the existing structures. She indicated that these structures were likely constructed in the mid to late 1800's and therefore have historic value.

Ms. Rossi then indicated that the applicant has concluded its prepared presentation to the Board.

Mr. Eberly asked for confirmation that exhibit SK-4 is the plan of development being presented by the petitioners. This was confirmed by Ms. Rossi.

Chairman Blowers indicated that his main concern would be that all used permitted by the C-2 Commercial zoning district would be available to the owner of the property if the rezoning of the property would be approved.

Mr. Buckwalter requested clarification regarding the applicant's testimony indicating that the rezoning would be justified in part due to the additional tax revenues that would result. Mr. Shah indicated that they believe that this is part of the benefit for the community.

Mr. Meyer inquired regarding the land uses that are currently permitted by the existing Rural zoning. Mrs. Hitchens then read from the zoning ordinance all of the by right and special exception uses permitted in the Rural zone.

Chairman Blowers then opened the meeting to any comments from others in attendance.

Mr. Pete Skiadas, owner of the Rt. 30 Diner indicated that he supports the rezoning in hopes that the conditions which currently exist on the property will be improved.

Ms. Stephanie Armpriester from the Lancaster Farmland Trust (LFT) read from a letter provided by the Executive Director of the LFT which indicated that the LFT opposes the application on

the basis of spot zoning, that the property is located outside of the adopted Urban Growth Area in the Township and that commercial zoning in this location would negatively impact the long term viability of the Township's agricultural area.

At this point, Chairman Blowers closed the public hearing and reviewed the options available to the Board regarding this petition.

Mr. Demme suggested that the Board should act on the proposed rezoning and then provide reaction to the applicant's suggestion of an application under the Historic Overlay provisions of the ordinance.

Mr. Buckwalter indicated that he is opposed to the rezoning of Rural zoned areas for the purpose of new development activity.

Chairman Blowers indicated although there are nearby properties that exist as non-conforming commercial uses in the Rural zone, he supports the comprehensive planning efforts that have established the Urban Growth Areas which direct development activity to areas where it is supported by appropriate infrastructure.

Mr. Demmen indicated that he does not support the proposed rezoning but recognizes the dilapidated condition of the buildings and would look for some creative reuse of the property.

Mr. Meyer also indicated his interest in hearing about other creative solutions for the use of this property.

Chairman Blowers also indicated that the condition of the property might have implications under the Property Maintenance Code that will become effective on January 1, 2016.

Mr. Meyer asked the applicants if they have considered any other uses for the property. Mr. Shah indicated that they considered a Restaurant use but that they didn't feel that such a use would support the required investment in the property.

A motion was then made by Mr. Buckwalter to deny the request to rezone 2601 Lincoln Highway East as proposed by the applicant. The motion was seconded by Mr. Demme and passed by unanimous voice vote.

Adjournment:

The Board adjourned the meeting at approximately 6:00 pm.

Respectfully submitted,

Ralph Hutchison