

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

Tuesday, January 14,2025

The regular meeting of the East Lampeter Township Planning Commission was held on January 14,2025, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A statement of recorded meetings was played for all in attendance. Vice Chairman Randy Patterson 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 Ms. Sarah Rider. Township Staff present included Mr. Ralph Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager, and Ms. Leigh Obetz, Administrative Assistant.

**Public Present in Public Meeting Room:**

Bill Swiernick- David Miller Associate  
Ron Hershey- Hershey Surveying  
Justin Smucker- Country Acres Campground  
John Smucker- Bird In Hand Properties

**Public Present via ZOOM:**

None

**Reorganization of the Planning Commission:**

Randy Patterson was appointed as the temporary chair.

Mr. Patterson asked for any nominations for the position of Chair: Mr., Jansen Herr nominated Mr. Randy Patterson as Chair and Ms. Sarah Rider seconded. There were no other nominations for Chair.

Mr. Patterson asked for any nominations for the position of Vice Chair. Mr. Randy Patterson nominated Ms. Sarah Rider, Mr. Jansen Herr seconded. There were no other nominations for the Vice Chair.

Mr. Patterson asked for any nominations for the position of Secretary. Ms. Sarah Rider nominated Mr. Jansen Herr as Secretary. Mr. Randy Patterson seconded. There were no other nominations for the Secretary.

The slate for 2025 was approved by unanimous voice vote by all members present.

**Minutes:**

The minutes of the December 10, 2024, Planning Commission meeting were reviewed and minor changes were made. Mr. Jansen Herr made a motion to approve, and Ms. Sarah Rider seconded. The motion carried unanimously by voice vote.

**Old Business:**

None

**New Business:**

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

-Mr. Ron Hershey with Hershey Surveying was present to represent the Lot Add on Plan for 431 Strasburg Pike. This is two existing properties, split between East & West Lampeter Townships, with the smaller property shaped like a triangle. They did receive a deferral from West Lampeter Township, and also received Zoning Hearing Board approval from East Lampeter for the lot size. The applicant would like to house animals on the new lot. Ms. Hitchens noted that the zoning hearing board decision is 2024-15 on the Township website.

Mr. Jansen Herr made a motion to recommend approval for the Lot Add on Plan, conditioned on the December 6, 2024 review letter from David Miller Associates and the June 28, 2024 Lancaster County Planning Department review letter, Ms. Sarah Rider seconded and the motion carried unanimously by voice vote.

b. Country Acres Land Development Plan #2024-24 located at 2941 Lincoln Highway East

-Mr. Bill Swiernick with David Miller Associates and Justin Smucker of Country Acres Campground were present to represent the Land Development Plan for 2941 Lincoln Highway. The project is to establish a maintenance building on the property for the campground. The access between the campground and this property would be gated so that patrons couldn't utilize this as an egress. It was noted with the location of the building and the access it would be difficult for guests pulling campers to even get through the access. Mr. Patterson asked if the guests could accidentally access the site, using a GPS. Mr. Justin Smucker and Mr. Bill Swiernick said that guests will use the main address to access the campground. Mr. Swiernick also let the Commission know they will address everything in the letter from Becker Engineering dated January 6, 2025. Ms. Rider asked about the deferral request, and there was discussion about a tree, sidewalks, curb and the street improvements. Ms. Hitchens also let the Commission know that the address for the campground will stay as 20 Leven Road while this property is addressed 2941 Lincoln Highway East for Lancaster County Wide Communications (911) addressing.

Ms. Rider made a motion to recommend approval of the Land Development Plan for Country Acres Campground conditioned on the Becker Engineering letter dated January 6, 2025 and the Lancaster County Planning Department letter dated October 4, 2024 and approval of requested modifications and deferrals with an approved deferral agreement with the township. Mr. Jansen Herr seconded the motion, and the motion carried unanimously by voice vote.

c. Smucker Properties Request for Deferral to Leacock Township #2024-30 2715 Old Philadelphia Pike

-Mr. John Smucker was present to represent Smucker Properties for property located at 2715 Old Philadelphia Pike. He is seeking a deferral of plan processing to Leacock Township given the size of the property that is actually located within East Lampeter Township. Mr. Randy Patterson noted the Township staff Planning Review letter. Mr. Patterson informed Mr. Smucker that Township staff has a few concerns regarding Mr. Smucker's plans, such as the parking, access and stormwater facilities. Staff recommendation is to deny this request, and have Mr. Smucker submit a full Land Development/Subdivision Plan to the Township. Ms. Hitchens noted that the plans provided are significantly deficient in regards to what is actually on the

ground. In addition, there are structures not show, access lanes not shown, and stormwater facilities that have not been shown. Further, the current use of the Smucker farm site is used as an events space that has significant planning effects on East Lampeter Township.

Ms. Sarah Rider made a motion to deny the Request for Deferral to Leacock Township, and that the applicant submit a Land Development/Subdivision plan to East Lampeter Township as well as Leacock Township. Mr. Jansen Herr seconded and the motion carried unanimously by voice vote.

**Briefing Items:**

- a. King Conservation Group Insulation Land Development Plan #2025-01 located at 81 Pitney Road
  - Ms. Hitchens let Planning Commission know that the applicants are looking at a 3,850 sq ft building with associated parking and stormwater facilities, This will be discussed at a future date.
- b. East Lampeter Township Lafayette Park Pavilion Land Development Plan #2025-02
  - Ms. Hitchens presented the plan for the Park Pavilion at Lafayette Park. This will have restroom facilities and be able to be rented when it is completed.

**Other Business:**

- a. 2025 Forecast Meeting scheduled for Wednesday January 29, 2025
  - Ms. Hitchens let Planning Commission know that the Forecast meeting will be at the new CV Middle School.

Mr. Patterson also reminded Planning Commission to fill out their Financial Interests form for 2024 and return it back to the Township.

**Adjournment:**

On a motion made by Mr. Jansen Herr, and a second by Ms. Sarah Rider, with all voting in favor, the meeting was adjourned at 7:51 pm. The next Planning Commission meeting will be held on Tuesday, February 11, 2025 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,

Tara Hitchens, AICP  
Assistant Township Manager

