

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

Tuesday, February 11, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on February 11, 2025, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A statement of recorded meetings was played for all in attendance. 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, Ms. Sarah Rider, Mr. Jason Dagen and Mr. Jon Thompson. Township Staff present included Ms. Tara Hitchens, Assistant Township Manager, and Ms. Leigh Obetz, Administrative Assistant.

**Public Present in Public Meeting Room:**

Brian F Masterson- Regester Associates  
Casey King-King Conservation Group  
Amanda Groff- Harbor Engineering  
Alex Reedy - Resident

Matthew Mack -Mack Engineering  
Anthony Petersheim- Lancaster Design & Build  
Omar Smucker- Lancaster Parts & Equipment  
Christian Stoltzfus - Resident

**Public Present via ZOOM:**

None

**Minutes:**

The minutes of the January 14, 2025 Planning Commission meeting were reviewed and minor changes noted in writing to Township staff and Commission members. Mr. Jansen Herr made a motion to approve with the minor corrections, and Ms. Sarah Rider seconded. The motion carried unanimously by voice vote.

**Old Business:**

a. Omar Smucker Lancaster Parts Land Development Plan #2024-19 – 2008 Horseshoe Road  
Mr. Matthew Mack of Mack Engineering was present to represent the Land Development Plan for 2008 Horseshoe Road. Mr. Mack informed the Commission that conversations with David Miller & Associates have resolved a lot of the concerns, and has resulted in support for some of the waivers that were talked about at the November 12, 2024 Planning Commission meeting.

Ms. Sarah Rider made a motion to recommend conditional approval based on the January 23, 2025 David Miller Associates review letter and Lancaster County Planning Department review letter dated January 7, 2025 as well as a deferral agreement being required. Mr. Jon Thompson seconded, and the motion carried unanimously by voice vote.

**New Business:**

a. Christian and Katie Stoltzfus Subdivision Plan #2024-32 - 2198 Hobson Road  
Mr. Brian Masterson with Regester Associates was present to represent the Subdivision plan for 2198 Hobson Road. Mr. Masterson informed the Commission that there are two farms that are

being divided into three farms. Mr. Masterson also noted that the land owner and he have a meeting with Ms. Tara Hitchens and other township staff on February 12, 2025 to discuss the potential riparian buffer.

Ms. Sarah Rider made a motion to recommend conditional approval subject to compliance with the David Miller Associates review letter dated January 20, 2025 and the Lancaster County Planning Department review letter dated February 3, 2025. The conditional approval is also subject to reaching an agreement with the township on the stormwater issue and provided the property owner enters into a deferral agreement for roadway improvements. Mr. Jason Dagen seconded and the motion carried unanimously by voice vote.

b. King Conservation Group Insulation Land Development Plan #2025- 01 – 81 Pitney Road  
Ms. Amanda Groff with Harbor Engineering was present to represent the Land Development Plan for 81 Pitney Road. The property is about 1 acre and has frontage onto Pitney Road and as well as Millennium Drive which accesses the HACC campus. King Conservation Group will remove access to Pitney Road and install access to Millennium Drive. King Conservation Group is an insulation contractor. This property had a dwelling unit on it, which has been demolished and there is an executed driveway agreement with HACC. Mr. Casey King, owner was present to answer any questions of the Commission.

Ms. Sarah Rider made a motion to recommend conditional approval based on the David Miller Associates review letter dated February 7, 2025 and the Lancaster County Planning Department review letter dated February 3, 2025, approval of the waiver of internal sidewalks subject to satisfactory written submission to the township. Also recommend approval to exceed the 125% minimum parking requirement and also subject to the owner entering into a deferral agreement for roadway improvements. Mr. Jansen Herr seconded the motion, and the motion carried unanimously by voice vote.

c. East Lampeter Township Lafayette Park Pavilion #2025-02  
Ms. Amanda Groff with Harbor Engineering was present to represent the Lafayette Park Pavilion Land Development Plan. This is for Lafayette Park located at 1920 Woodland Avenue, which is about 9 acres. Ms. Rider asked what the pavilion will look like and Ms. Hitchens said the pavilion will have bathrooms and a small utility and storage area.

Mr. Jansen made a motion to conditionally approve based on the David Miller Associates review letter dated January 13, 2025 and the Lancaster County Planning Department review letter dated February 3, 2025. Mr. Jon Thompson seconded and the motion carried unanimously by voice vote.

**Briefing Items:**

None

**Other Business:**

a. Annual Report – will be provided to the Planning Commission at your March meeting

Ms. Hitchens indicated that she hoped that staff would have sufficient time to produce the annual report prior to the next meeting of the Planning Commission, so she hoped this to be on the March 11, 2025 agenda.

**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, March 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