

March 3, 2025

The East Lampeter Township Board of Supervisors met on Monday, March 3, 2025 at 7:00pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The statement of recorded meetings was played for all in attendance. Chairman Ethan Demme called the meeting to order at 7:00pm, followed by the Pledge of Allegiance. In addition to Chairman Demme, in attendance were Vice Chairman Mike Thornton, and Supervisors Mr. Ted Gallagher, Mr. Roger Rutt, and Mr. Corey Meyer. Also present in the meeting room were Mr. Ralph Hutchison, Township Manager; Ms. Tara Hitches, Assistant Township Manager; and Ms. Stephanie Leakway, Administrative Assistant.

Public Present:

Steve Gergely – Harbor Engineering
Jim Denlinger – resident
Jesse Smucker – resident

Tom Neely – Miller's Smorgasbord
Casey King – King Conservation Group

Public Comment on Non-Agenda Items: None

Consent Agenda:

- a. Approval of the March 3, 2025 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, February 10, 2025 Regular Meeting
- c. Request for Financial Security Release – Hartman Station Partners: 685 Hartman Station Road

The Township Engineer recommends a full release of all financial security.

- d. Request for Financial Security Release – Newswanger: 2313 Leaman Road

The Township Engineer recommends a full release of all financial security.

- e. Time Extension for Township Review & Action – Stoltzfus: Hobson Road

The applicant offered an extension of 90 days and is working with the Township to make improvements to tributaries of Mill Creek.

- f. Approval to pay invoices from all funds: Total – \$550, 882.87

Mr. Gallagher moved to approve the consent agenda, seconded by Mr. Meyer. The motion passed by unanimous voice vote.

Old Business:

None

New Business:

- a. Lancaster Parts Land Development Plan #24-19: 2008 Horseshoe Road

Staff and Supervisors discussed waiting for a project representative to arrive before taking action and agreed to wait. When no project representative arrived by adjournment, Ms. Hitchens asked the Board if they would table action on this item to their March 17, 2025 meeting.

Mr. Meyer moved to table, seconded by Mr. Gallagher. The motion passed by unanimous voice vote.

b. King Conservation Group Insulation Land Development Plan #25-01: 81 Pitney Road

Mr. Gergely of Harbor Engineering presented. The project proposes a warehouse of less than 4,000 square feet with no showroom or retail spaces. The applicant requested a deferral of sidewalk curbing and a modification for sidewalks along parking compounds because no customers will be on site. The applicant also requested modification of Stormwater pipe size from 15 to 8 in diameter and an increase to 9 parking spaces where the Ordinance allows 6. Staff and Supervisors discussed nearby sidewalks and how the Lancaster Heritage Pathway may influence future pedestrian infrastructure. They also discussed the property being along a bus route with nearby stops. Staff, Supervisors, Mr. Gergely, and Mr. King discussed the deferral in relation to obtaining PennDOT permits and progress on the Lancaster Heritage Pathway. A set amount of time will be given for the sidewalk and curbing improvements to be completed after the warehouse construction is finished.

Mr. Meyer moved to approve the plan with requested deferrals with a deferral agreement based on the comments in the February 7, 2025 David Miller/Associated letter and February 3, 2025 LCPC letter. Mr. Gallagher seconded. The motion passed by unanimous voice vote.

c. Lafayette – Tower Park Pavilion Land Development Plan #25-02: Krystle Drive

Mr. Gergely of Harbor Engineering presented. The pavilion will be off of the Krystle Drive parking area. The plan includes 2 dugouts and a rain garden type facility. The pavilion will have water and sewer connections, and be similar in structure to the Flory Park Pavilion. Mr. Hutchison noted the Township is still exploring options for construction, but the plan needs to be in place to obtain a permit.

Mr. Thornton moved to approve the plan contingent upon the review letter from David Miller/Associates and LCPC. Mr. Rutt seconded. Mr. Thornton clarified CV Baseball will work on the dugouts. The motion passed by unanimous voice vote.

d. Resolution re DEP Sewer Planning Module – Miller's Smorgasbord: 2811 Lincoln Highway East

Mr. Tom Neely of Miller's Smorgasbord presented. There are no planned exterior changes to the restaurant, only internal to add seating. The additional seats require additional sewer EDUs.

Mr. Meyer moved to approve the resolution, seconded by Mr. Thornton. The motion passed by unanimous voice vote.

e. Resolution re DEP Sewer Planning Module – RAAC Holdings: 2688 Old Phila. Pk.

Mr. Hutchison noted there were 2 EDUs being served while only one was planned and this action is needed to correct the oversight.

Mr. Thornton moved to approve the resolution, seconded by Mr. Gallagher. The motion passed by unanimous voice vote.

Supervisor Discussion Items:

a. Housing/Homelessness meeting with partner organizations on 2/24/25

Mr. Hutchison reported 20 people across multiple organizations attended. Attendees learned about and discussed what is happening locally and at the state level. Ms. Hitchens has heard from attendees following the meeting and they want to stay involved. Mr. Demme wants the Township to be a place for people to meet and share creative solutions.

b. Ordinance amendment discussion re Fee in lieu of park land provisions

Mr. Hutchison reviewed the draft with Supervisors. He would like to clarify how the Board will determine the fee-in lieu based on land value, either by appraising the land based on the deed or having the Board fix an annual per-acre value. Mr. Hutchison emphasized the need to include that assessed values will be modified by the common level ratio. Overall acreage in the Township to be used in the calculation of the per-acre value will also need to be determined. Mr. Demme and staff discussed information needed for this calculation and where it might be found. Mr. Hutchison would also like to clarify the calculations when redevelopment is converting non-residential to residential and incentives for developers, specifically noting affordable housing language is missing.

Supervisors discussed issues previously raised by developers of unfairness in fee calculation and how an average will result in winners and losers. Mr. Rutt asked to confirm the percentage will not vary for each developer. Mr. Hutchison noted the Ordinance revisions will create more of a formula to be used across all properties. Mr. Rutt asked about credit or incentive for redevelopment projects. Mr. Hutchison and Supervisors discussed criteria for developers to potentially receive density and/or affordable housing credits. Mr. Demme suggested a 2-tier system where credit is given for density, then for affordable housing. Mr. Meyer asked what a potential credit percentage would be. Mr. Hutchison noted density requirements are in the Ordinance, but the Board could consider establishing a credit percentage for affordable housing. Mr. Demme and Mr. Hutchison discussed what would need to happen if developers wanted to complete Township park projects for fee-in-lieu credit. Mr. Demme noted either proposed option for determining the fee amount is a needed improvement while credits can stay negotiable

c. Other

None

Action Items:

a. Park Rules & Regulations Ordinance Amendment

The amendment modifies the ordinance allowing flexibility for Township-sponsored events.

Mr. Thornton moved to approve the amendment, seconded by Mr. Rutt. The motion passed by unanimous voice vote.

b. RACP agreement application re Greenfield North - \$4 million amendment

The agreement authorizes the Township to sign the document and take any other necessary steps to accept the additional funds.

Mr. Rutt moved to approve the agreement, seconded by Mr. Meyer. The motion passed by unanimous voice vote.

c. Agreement with CV Baseball re use of Township Fields

Community Park will be added to the existing CV Baseball Association agreement.

Mr. Meyer moved to approve the agreement, seconded by Mr. Gallagher. The motion passed by unanimous voice vote.

d. Consideration of bids for Township owned materials – Municibid

Bids were received for all items except one. Staff recommend accepting the highest bids received.

Mr. Thornton moved to accept the highest bids received, seconded by Mr. Rutt. The motion passed by unanimous voice vote.

Manager's Report:

a. Liquor License Transfer hearing scheduled for 3/17 re 2453 OPP

A hearing for a transfer of liquor license from a location outside of the Township into the Township at 2453 Old Philadelphia Pike is scheduled for Monday, March 17, 2025 at 4:30pm at the Township office.

b. School Zone signal project (Fritz ES) – Horning Road

Conestoga Valley School District has agreed to the sharing of costs with the Township for the school zone flasher and signages at Fritz Elementary. The Township and the School District will work together towards any available funding options to reduce the costs, including the Safe Routes to School Program.

Adjournment:

Mr. Demme announced that an executive session will be held after this meeting to discuss legal matters.

Mr. Meyer moved to adjourn the meeting, seconded by Mr. Gallagher. The motion passed by unanimous voice vote and the meeting adjourned at 8:02pm.

Next meeting – 7:00pm, Monday, March 17, 2025 at the East Lampeter Township Office