

## **February 10, 2025**

The East Lampeter Township Board of Supervisors met on Monday, February 10, 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, and Mr. Corey Meyer. Supervisor Mr. Roger Rutt presented via Zoom at 7:07pm. Also present in the meeting room were Ms. Tara Hitches, Assistant Township Manager, and Ms. Rhiannon Eckinger-Seda, Administrative Assistant.

An executive session was held prior to the public Supervisors meeting.

### **Public Present for Meeting:**

Eric Bergstrom – former ESC member  
Jim Dellinger – resident  
Darrel Siesholtz – former PC member  
Priscilla Siesholtz – resident  
Jesse Smucker – resident  
Dave Keens – former ESC member  
Ben Zook – resident  
Steve Smucker – resident

John & Patricia Lewis – residents  
Lorna Mentzer – resident  
Stephen Streur – resident  
Lester Fisher – 4394 White Oak Rd.  
Matthew Mack – Mack Engineering  
Rex Clark – Clark Surveying and Engineering  
Tom Whittington – Dutch Wonderland  
John Smucker – Smucker Properties

### **Public Comment on Non-Agenda Items: None**

### **Consent Agenda:**

- a. Approval of the February 10, 2025 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, January 20, 2025 Regular Meeting
- c. Approval of the Minutes of the Wednesday, January 29, 2025 Forecast Meeting
- d. Offer of time extension for review and action – Rockvale Parcel 5 #24-22 – 35 S. Willowdale Drive

Time extension to May 13, 2025. This is the 2<sup>nd</sup> extension for this project.

- e. Offer of time extension for review and action – Omar Fisher #24-19 – 2008 Horseshoe Road

Time extension to May 12, 2025. This is the 3<sup>rd</sup> extension for this project. Project is on the agenda at the February 11, 2025 Planning Commission meeting.

- f. Approval to pay invoices from all funds: Total - \$665 457.01

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

### **Recognitions for Service to Township:**

- a. Eric Bergstrom, Emergency Services Committee

Mr. Bergstrom's recognition occurred just prior to Supervisor Discussion due to his absence when presentations were scheduled on the agenda.

Mr. Demme thanked Mr. Bergstrom for his 4 years of service to the Township on the Emergency Services Committee. Mr. Bergstrom received a plaque in recognition of his service.

b. Dave Keens, Emergency Services Committee

Mr. Demme thanked Mr. Keens for his 12 years of service to the Township on the Emergency Services Committee. Mr. Demme expressed thanks for Mr. Keens commitment and service to Lafayette Fire Company. Mr. Keens received a plaque in recognition of his service.

c. Darrel Siesholtz, Planning Commission

Mr. Demme thanked Mr. Siesholtz for his nearly 27 years of service to the Township on the Planning Committee. Mr. Siesholtz received a plaque in recognition of his service.

**Old Business:**

a. Reinstatement and time extension of conditionally approved plan – Sheetz #24-13 – 2100 Lincoln Highway East

Ms. Hitchens informed the applicant is cooperating with the Route 30 Streetscape, balancing the timing of project construction and Streetscape work. The time extension is to May 12, 2025.

Mr. Thornton moved to approve the plan reinstatement and time extension, seconded by Mr. Gallagher. The motion passed by unanimous voice vote.

b. Reinstatement of conditional plan approval and time extension to record plan #23-20: Dutch Wonderland Water Park Expansion – 2249 Lincoln Highway East

Mr. Rex Clark and Mr. Tom Whittington were present to represent the project. Mr. Clark informed the plans were conditionally approved in September 2024. The project was then placed on a temporary hold by the owner, who would like to continue the hold until spring. The time extension is to May 12, 2025.

Mr. Meyer moved to approve the reinstatement of conditional plan approval and time extension, seconded by Mr. Gallagher. The motion passed by unanimous voice vote.

c. Request for deferral of Subdivision process #24-30 – Smucker: 2715 Old Philadelphia Pike

Mr. John Smucker informed the parcel in question is 8.3 acres, 6 acres of which would be subdivided. 7,100 square feet of those 6 acres are in East Lampeter while the remainder of the lots, two, are in Leacock Township. He gave new plans to Ms. Hitchens at the meeting and distributed several project documents to Supervisors. Mr. Smucker addressed staff notes of structures missing from the plan and interplay between parcels. Ms. Hitchens noted a lack of access or parking agreements between properties of question. Mr. Smucker said he has engaged an engineer in response to a violation he received for stormwater pipes installed in a swale. He also referenced a plan created with business partner George Desmond in 2005 for a vision of Bird-In-Hand which has been used during subsequent development for sidewalk improvements. Additionally, he would apply a 1998 Stormwater Management Plan by David Miller/Associates to current projects for stormwater to which Ms. Hitchens noted that the ordinance has changed many times since then. Mr. Smucker raised several points for deferral. He noted

Leacock Township has incorporated the Bird-In-Hand Zoning District, created by East Lampeter staff in 2016, into their zoning. Mr. Meyer asked if Leacock Township would defer to East Lampeter. Mr. Smucker did not ask Leacock if that was possible as most of the parcel is in Leacock Township. Ms. Hitchens voiced concern the current, incomplete plan will supersede previous plans when recorded. She also noted Lot 1, an adjacent Leacock Township parcel, is an event space sending people, traffic, and stormwater into East Lampeter, thus highlighting the need for regional planning in this area and review by both municipalities. Mr. Demme echoed that future generations will need complete plans to reference.

The Board and staff discussed what a dual review would encompass. Ms. Hitchens referenced past projects with other Townships and all communication is at staff level. She confirmed the plan review was sent to Mr. Smucker and Leacock Township. Mr. Smucker said Leacock Township is waiting on action from East Lampeter before scheduling action. Ms. Hitchens explained what would happen if deferral is denied.

Mr. Gallagher moved to defer to Leacock Township, seconded by Mr. Rutt. The motion received one additional vote in favor and 2 opposed. The motion passed with a vote of 3 in favor (Rutt, Gallagher, and Thornton) and 2 opposed (Meyer and Demme).

#### **New Business:**

a. Sewer Planning Module Resolution for Goods Mulch Land Development Plan #24-17: 2448 Old Philadelphia Pike. Ms. Hitchens noted this is a typical DEP required resolution.

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

b. Petersheim Stormwater Management Plan #24-12 – 702 Hartman Station Road

Mr. Matthew Mack of Mack Engineering presented. The project is replacement of an existing structure and creation of a long driveway on the property rather than through an adjacent property and over the railroad tracks.

Mr. Meyer moved to conditionally approve the Plan based on the David Miller Associates letter dated December 12, 2024, seconded by Mr. Thornton. The motion passed by unanimous voice vote.

#### **Supervisor Discussion items:**

a. Potential zoning changes to promote a robust farm economy

Mr. Demme informed of an Executive Session held prior to this Supervisors meeting. He expressed hope potential zoning changes allow farming to thrive in a changing economy. To preserve farmland, the Township has held the Urban Growth Boundary and focused development where existing infrastructure is located.

John Lewis of 2117 Rockvale Road asked to know the concerns of the attorneys and if Township ordinances violate state statutes. Mr. Demme informed he cannot speak on behalf of the attorneys or interpret state law. Mr. Lewis asked that Supervisors consider both agriculture and neighboring residential areas. Mr. Demme and Ms. Hitchens discussed the Ordinance change process which will have public meetings, public hearings, and take approximately 3-6 months.

Lorna Mentzer of 2103 Rockvale said she wants Mr. Smucker to thrive, but also does not want a grocery store across the street from her house. She asked Supervisors to consider Jesse and neighbor's quality of life.

Ben Zook of 675 Strasburg Pike relayed his experience of growing up on a farm and making ends meet by selling roadside crafts. He stressed that farmers live on shoestring budgets and keeping up with regulations can be costly.

Jesse Smucker of 2110 Rockvale Road expressed the agriculture economy is different compared to 20 years ago and farms need ways to keep going. He would like to resolve issues with an ordinance amendment, not through the Zoning Hearing Board process.

Jim Dellinger of 222 Clearview Road asked to discuss a property at the Northeast corner of Rockvale Road being part of the Urban Growth Boundary. Ms. Hitchens informed the property is not included in the Boundary and has not been since she has been with the Township. Mr. Dellinger said he agrees with other residents. He does not see how farms now can operate like his did for 25 years.

Steve Smucker of 2047 Rockvale Road said farmers need space. He sees the pressure farms are put under by development adjacent to their properties.

Mr. Demme thanked residents for attending and sharing their input. He informed any future zoning amendments will be advertised. Staff and Supervisors are trying to update Zoning regularly where feedback shows a potential need for change.

b. Housing Workgroup meeting February 24, 2025

Ms. Hitchens informed invitations were sent to great response. Mr. Rutt and Mr. Thornton will attend.

c. Other - None

**Action Items:**

a. Amendment to Nuisance Hotels Ordinance

Ms. Hitchens reviewed the amendment which expands the current threshold to issue a warning from 3 calls in 60 days, to 3 calls in 90 days or 7 calls in a year. Mr. Demme opened the public hearing at 8:26pm. Staff confirmed changes are recommended by Chief Zerbe. There was no public comment. Mr. Thornton moved to close the hearing, seconded by Mr. Gallagher. The motion passed by unanimous voice vote and the hearing closed at 8:27pm.

Mr. Thornton moved to approve the amendment to the Nuisance Hotels Ordinance, seconded by Mr. Gallagher. The motion passed by unanimous voice vote.

b. Resolution re Escalator clause for price adjustment of bituminous materials bidding

Ms. Hitchens explained this clause was included last year and encouraged lower bids due to not having to account for oil price variations. The lower bids allowed 2 additional roads to be paved.

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

c. Appointment to Zoning Hearing Board – Term Ending 11/12/2027

Supervisors reviewed resumes presented by 2 possible candidates. Mr. Demme noted, with 2 resumes, the individual not appointed tonight can be considered for another vacancy.

Mr. Thornton moved to appoint Mr. Edward Kennett, seconded by Mr. Meyer. The motion passed by unanimous voice vote.

**Manager's Report:**

a. Review of draft Ordinance Amendment re Park Rules & Regulations

Ms. Hitchens reviewed a draft of proposed changes which will allow the Recreation Program to continue to hold events without violating Park Regulations. Mr. Rutt asked to clarify if this has any impact on CV Baseball. Ms. Hitchens informed they have a separate agreement. Staff hope to have the amendment ready for the next meeting.

b. Communication w/ CVSD re School Zone on Hornig Road

Ms. Hitchens informed staff contacted CV School District following the January 20, 2025 Supervisor meeting to indicate the intention to move forward. The Township was also made aware the Horseshoe Road lights were not functioning properly. A contractor replaced a module and the lights are functioning again. Staff are waiting to hear back from CV on the Fritz flashing lights and whether or not the project can move forward with a share cost agreement.

**Public Comment:** None

**Adjournment:**

Mr. Meyer moved to adjourn the meeting, seconded by Mr. Thornton. The motion passed by unanimous voice vote and the meeting adjourned at 8:33pm.

Next regular meeting – Monday, March 3, 2025, 7:00pm at the East Lampeter Township Office