

March 17, 2025

The East Lampeter Township Board of Supervisors met on Monday, March 17, 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. Rhiannon Eckinger-Seda, Administrative Assistant.

Public Present:

Chris King - resident	Keith Eitel – ICAD Services, via Zoom
Anthony Petersheim – Lancaster Design Build	Caroline Curran, via Zoom
Gabrielle Buchter – FedEx/FXG Lancaster	Omar Fisher – Lancaster Parts
Josh Weidler – BL Companies for Lancaster Parts	Ben Guthrie – Traffic Planning & Design, Inc.

Public Comment Non-Agenda Items:

Mr. Chris King of Strasburg Township asked about any planned zoning changes. Mr. Hutchison informed that the Township is currently developing a Comprehensive Plan which could result in zoning changes and recently adopted a Housing Plan that includes zoning changes. He emphasized that zoning changes are always done publicly. Mr. King asked about a farm scheduled for auction along Hartman Bridge Road. Mr. Demme noted the current Board, as well as previous Boards, have not approved petitions to change zoning for Ag properties.

Consent Agenda:

- a. Approval of the March 17, 2025 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, March 3, 2025 Regular Meeting
- c. Request for Plan reinstatement & Time Extension for Township Review & Action – Goods Mulch Land Development Plan #24-17: Old Philadelphia Pike. The applicant is offering an extension to August 31, 2025. This is the 2nd extension.
- d. Request for Time Extension to record conditionally approved plan #23-32: Rockvale Parcel #2 – 32 S. Willowdale Drive. The applicant is requesting an extension to June 30, 2025. This is the 2nd time extension.
- e. Request for Time Extension to record conditionally approved plan #23-05 Gish Furniture – 2205 Lincoln Highway East. The applicant is requesting an extension to June 18, 2025. This is the 3rd time extension.
- f. Approval to pay invoices from all funds: Total - \$1,901,107.74

Items of note:

\$1,501,509.92 to Fulton Financial for East Lampeter Sewer Authority debt service payment
\$69,005.04 across the 4 Township fire companies for 1st quarter distributions
\$14,000 to Lancaster EMS for 1st quarter contribution

\$10,492.00 to All Traffic Solutions for speed education signs

Mr. Gallagher moved to approve the consent agenda, seconded by Mr. Meyer. The motion passed by unanimous voice vote. Mr. Thornton asked for clarification on the Fulton Financial payment. Mr. Hutchison explained the Township is responsible for debt service payments and operating expenses of the Sewer Authority. Sanitary sewer service fee payments are put towards these expenses.

Old Business:

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

Mr. Anthony Petersheim of Lancaster Design Build presented of behalf of Lancaster Parts and Equipment. The goal of the project is to streamline facilities. Some buildings will be demolished and manufacturing will be moved to a proposed building. Mack Engineering is working through comments on the January 23, 2025 David Miller Associates letter. The site will add a stormwater basin. Mr. Thornton and Mr. Hutchison asked about increases in vehicle traffic and production. Mr. Omar Fisher, owner, informed there will be no additional vehicles or significant changes to material delivery. Production will increase slightly. Staff and Supervisors discussed contents of review letters.

Mr. Meyer moved to conditionally approve the plan based on the January 23, 2025 David Miller Associates letter, January 7, 2025 LCPC letter, February 11, 2025 Mack Engineering requests, and noting that there would be a deferral agreement for roadway improvements. Mr. Gallagher seconded. The motion passed by unanimous voice vote.

b. Waiver Request for Sheetz Plan #24-13: 2100 Lincoln Highway East

Mr. Josh Weidler of BL Companies presented on behalf of Sheetz. The site will have a 6,000 square foot store with a drive thru and 12 fuel pumps. The plan takes into consideration Township and PennDOT-led improvements along Route 30 and Oakview Road taking place before and after site construction. A waiver is needed for the proposed sidewalk along Oakview Road. The 6-foot wide sidewalk, to include a bike path in line with the future improvements, falls inside property lines and requires a pedestrian easement. Plans include an easement next to the sidewalk and the applicant requests property lines do not change to maintain maximum property value usage. Construction is expected to happen this summer.

Mr. Meyer moved to approve the waiver for sidewalks within a pedestrian easement, seconded by Mr. Rutt, and passing by unanimous voice vote.

New Business:

a. Request for Waiver of Land Development Planning – FedEx Facility: 1851 Colonial Village Lane

Ms. Gabrielle Buchter of ICAD Services presented on behalf of FedEx. The existing FedEx site plans to place a mobile trailer on the property to increase the loading area from one loading spot to two loading spots. The addition of the trailer will move parking and increase impervious area. As requested by the Township Planning Commission, a Stormwater Management Plan will be submitted within 60 days. Changes to traffic flow due will be reviewed by emergency services. Mr. Thornton asked which fire company will review. Mr. Hutchison informed Witmer Fire Company will review. Ms. Buchter explained the trailer will be used as an additional sorting location. Mr. Keith Eitel of ICAD Services continued, stating the addition of the doors on the trailer to the existing facility door will allow for shuffling.

Mr. Thornton moved to approve the waiver of land development subject to the applicant submitting a stormwater management plan within 60 days and that the applicant have the new traffic flow on the property reviewed by emergency services, seconded by Mr. Meyer. The motion passed by unanimous voice vote.

b. Presentation re Extension of Lancaster Heritage Pathway – Oak Grove Drive

Mr. Ben Guthrie presented, reviewing completed spans of the Pathway and plans for extensions. A feasibility assessment for an Eastern Extension will include environmental studies and coordination with PennDOT. The trailhead will be on Geist Road and include 34 parking spaces. Mr. Guthrie then focused on a Western Extension extending access from Oak Grove Drive to Pitney Road. Traffic counts, field analysis, and right-of-way research has been completed. Oak Grove Drive is 18 feet wide with a 25 MPH speed limit, average daily traffic of 140 vehicles and a 50-foot wide right-of-way. Mr. Guthrie reviewed 3 conceptual plans for the Western Extension. The first plan is a 6-foot wide pedestrian only path. Bikes would ride in the street indicated by sharrows. The second plan is a 12-foot wide bike-ped path consistent with the existing pathway at the Oak Grove and Pitney intersection. Oak Grove Drive would narrow to 14 feet wide and be one way to a signaled T-intersection at Willow Lane. The third plan is a 6-foot wide pedestrian trail with one-way traffic on Oak Grove Drive. This plan is most limiting to bicyclists. Mr. Meyer asked about snow removal on the path. Mr. Hutchison said it will be like a sidewalk requiring 4-foot wide clearing. Mr. Rutt asked about horse access at the Eastern Extension trailhead. Mr. Guthrie noted parking plans include trailer spaces. Mr. Guthrie also previewed another project to extend the trail towards the City of Lancaster. The scope of work for this project is still being determined. Residents of Oak Grove Drive and Willow Lane will be invited to a workshop at the Township building, to be scheduled. Feedback following the workshop will be provided to the Board.

Supervisors Discussion Items:

a. Ordinance amendment discussion re Fee in lieu of parkland provisions

Mr. Hutchison informed the Township Solicitor made revisions discussed at the previous meeting. Staff have also reached out to the County GIS Division to determine what data is available to help calculate an annual per-acre value. This information is needed before moving forward and will hopefully be available by the next meeting. Mr. Thornton recognized the addition of affordable housing incentives.

b. Other

Mr. Rutt asked if Staff are comfortable with the current Right-to-Know Ordinance. Mr. Hutchison noted the Ordinance was recently modified to address anonymous requests and is otherwise in good shape.

Action Items:

a. Acceptance of Planning Commission 2024 Annual Report

Mr. Meyer moved to accept the Planning Commission 2024 Annual Report, seconded by Mr. Gallagher. The motion passed by unanimous voice vote.

b. Authorization to submit Grant Application T-Mobile

Staff recently learned of the Hometown Grant Program through T-Mobile that offers up to \$50,000 with no match required. The project funded must be completed by March of 2026. With that deadline in mind, Staff recommend funds be used for the pavilion at Lafayette Tower Park.

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

c. Resolution and Financial Commitment authorizing DCNR Grant Application – Gibbons Park (west side of Mill Creek)

The DCNR Grant would go towards the Gibbons Park canoe/kayak launch project. Fish and Boat Commission funding of \$75,050.00 was recently awarded with a match requirement. However, if additional funds are applied for and awarded, the Township's financial responsibility is reduced. The DCNR application requires a resolution as well as a financial commitment letter. Staff and Supervisors discussed the Township's financial responsibility and possible impact to future budgets.

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

d. Consideration of Bids for in place paving materials 2025

Mr. Hutchison informed the bid was advertised with Option A, roads to pave, and Option B, roads to pave with remaining budget. All bids received were below the budgeted amount of \$401,000.00, with the lowest being H&K Group at \$341,369.69 for Option B. However, ADA ramps were not included for the Option B roads. To address this, the Township needs to obtain 3 quotes for the ramps and the work will be on a separate contract. All of the work is eligible to be paid with liquid fuel funds.

Mr. Rutt moved to award the paving contract to H&K Group and seek additional quotes for ramp work, Mr. Thornton seconded and the motion passed by unanimous voice vote.

Manager's Report:

a. Lincoln Highway Lancaster Streetscape Plan implementation update

Mr. Hutchison reviewed upcoming projects on Lincoln Highway. PennDOT is resurfacing east of the Route 896 intersection. The project includes stamped brick crosswalks and replacement of current signal poles with decorative poles. A Township-led project from Cartoon Network Hotel east to Bowman Road should begin in late 2025/early 2026. Project funding combines CFA multimodal, PennDOT multimodal, and RACP funds. The Western Gateway, a fully PennDOT led and funded project, is expected to be out to bid in June 2026. The project will span from Strasburg Pike to the Harvest Road intersection and include the addition of pedestrian infrastructure, traffic calming, and decorative signal poles. Another upcoming Township-led project is a 12-foot wide bike-ped trail through Flory Park to Greenland Drive near the park entrance. The project will add a 12-foot wide path on the west side of Oakview Road to connect with the trail being created in the Western Gateway project. The project is funded through the County Smart Growth Transportation Program and is within existing right-of-way or Township property.

Public Comment (non-agenda items only):

None

Adjournment:

Mr. Demme announced an Executive Session regarding legal matters was held prior to this meeting.

Mr. Meyer moved to adjourn, seconded by Mr. Thornton. The motion passed by unanimous voice vote and the meeting adjourned at 8:23pm.

The next regular meeting will be held on Monday, April 7, 2025 at 7:00pm in the Township office.