

April 7, 2025

The East Lampeter Township Board of Supervisors met on Monday, April 7, 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:

Lloyd Miller, resident

Public Comment (non-agenda items only):

No public comment.

Mr. Demme noted an Executive Session will follow the meeting for legal and personnel matters.

Consent Agenda:

- a. Approval of the April 7, 2025 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, March 17, 2025 Regular Meeting
- c. Request for Financial Security Reduction – Campus Shoppes: 1625 Old Phila Pk. The Township Engineer recommends a full release of security.
- d. Request for Financial Security Release – Lapp Ridge Phase 2 Subdivision. The Township Engineer recommends a full release of security.
- e. Time Extension offer for Township review and action – Chick fil A: 2467 Lincoln Highway East. The applicant offered an additional 180 days.
- f. Time Extension offer for Township Review and Action – King: 324 Willow Rd. The applicant offered an extension to July 2, 2025.
- g. Time Extension offer for Township Review and Action – Weis Gas N Go #24-11: 1631 Old Philadelphia Pike. The applicant offered an extension of 90 days through July 6, 2025.
- h. Approval to pay invoices from all funds: Total \$369, 768.39

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. Resolution re DEP Sewer Planning Module – Goods Mulch Land Development Plan #24-17: 2448 Old Philadelphia Pike

Previous action taken on this matter was prior to LCPC review and DEP is requiring it be redone.

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

Supervisor Discussion Items:

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

Using County data, staff calculated the average per-acre value, minus tax exempt and Ag zoned properties, at \$100,062. Supervisors reviewed amendment options. Option A: setting an average per-acre value annually or Option B: developers will provide sale or appraisal records, within the previous 2 years, to calculate a per-acre value. Staff and supervisors considered the real estate diversity in the Township. Property values will vary based on location, previous development, and existing infrastructure. Staff and supervisors discussed if lowering the acreage requirement is an option, noting the Township already has a lower acreage requirement than other local municipalities. Mr. Hutchison reviewed how the Township uses fees in lieu and considered if fees can be used for recreation projects, such as multimodal trails, in addition to park facility improvements. Supervisors discussed why they are considering an amendment and the concern developers will want to negotiate no matter how the amendment is written. Several supervisors expressed wanting to see more data and requested a median per-acre value calculation to compare to the average.

b. Other

None

Action Items:

a. Authorization to Sign Grant Agreement – Fish & Boat Commission re Gibbons Park

\$75,050 was awarded with a 50% match requirement. Staff have applied for additional grants to go towards the match. However, if no other funds are awarded, the Township would be responsible for the match. The project must be completed by the end of 2027.

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

b. SEO Fee Schedule

David Miller/Associates, named the Township SEO at the beginning of the year by the Board of Supervisors, would like their fee schedule to be approved which is different than the previously adopted fee schedule.

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

Manager's Report:

a. ADA adjustments related to 2025 Paving program

Staff sought quotes for the ADA adjustments to 2025 paving and all were under the re-bidding threshold allowing the paving to move forward.

Mr. Hutchison also reported the following: Park restrooms have re-opened. The Township continues to recruit police officers. Staff have implemented the first steps of the On-lot Disposal System Ordinance.

Public Comment (non-agenda items only):

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 7:33pm

The next meeting will be held Monday, April 21, 2025 at 7:00pm at the East Lampeter Township office.