

June 16, 2025

The East Lampeter Township Board of Supervisors met on Monday, June 16, 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. Roger Rutt, Mr. Ted Gallagher, and Mr. Corey Meyer. Also present in the meeting room were Ms. Tara Hitchens, Township Manager; Mr. Ralph Hutchison, Senior Advisor to Township Manager; and Ms. Rhiannon Eckinger-Seda, Administrative Assistant.

Public Present

Jose Ruiz-Vazquez – Willow Ln. resident
Mary Best – Willow Ln. resident
Ramona Whitcraft – Pitney Rd. resident
Martin Majcher – Keystone Custom Homes
Denise Zabala – Oak Grove Dr. resident
Barry Killian – Willow Ln. resident
Gene & Suzie Shuman – Pleasant Dr. residents
James Haigney – Commonwealth Engineering Inc.

Jason Wheeler – Traffic Planning & Design
Nick Wagner – Bowman Rd. resident
Jon Fogle – Pleasant Rd. resident
Steve Gribble – Ronks Fire Co.
Jeffrey Fernbach – Fernmoor Homes
Claudia Shank – McNees, Wallace & Nurick
Chris Venarchick – RGS Associates
Ben Guthrie – Traffic Planning & Design

Public Comment (non-agenda items only)

Mr. Gene Shuman of Pleasant Drive asked about plans for a road connecting Bowman Road and Rockvale Outlets. Ms. Hitchens noted the plans have not moved forward to date. Mr. Shuman is opposed to the road. Mr. John Fogle of Pleasant Road expressed safety concerns about the same proposed road.

Consent Agenda

- a. Approval of the June 16, 2025, Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, June 2, 2025, Regular Meeting
- c. Reinstatement and Time Extension for conditionally approved Plan#2024-24 Country Acres Campground at 2941 Lincoln Highway East. The applicant requested a time extension to September 14, 2025.
- d. Reinstatement and Time Extension for conditionally approved Plan #2025-02 Lafayette Pavilion at 1920 Woodland Drive. The applicant requested a time extension to August 29, 2025.
- e. Time Extension for Action provided for #2024-11 Weis Gas N Go at 1631 Old Philadelphia Pike. The applicant requested a time extension to October 4, 2025.
- f. Time Extension to Record Conditionally Approved Plan #2023-05 Gish Furniture at 2205/2217 Lincoln Highway East. The applicant requested a time extension to September 16, 2025.
- g. Time Extension to Record Conditionally Approved Plan #2024-05 Clark at 2257 Old Philadelphia Pike. The applicant requested a time extension to July 15, 2025.
- h. Time Extension for Action #2024-32 Christian Stoltzfus at 2198 Hobson Road. A 90-day extension was requested for Township action.
- i. Approval to pay invoices from all funds: Total - \$322,900.95

Mr. Gallagher moved to approve the consent agenda, seconded by Mr. Meyer. Mr. Thornton requested item G be handled separately. Having a motion from Mr. Gallagher, and second from Mr. Meyer, approval of consent agenda items A-F and H-I went to vote. The motion carried.

Mr. Meyer moved to approve consent agenda item G, seconded by Mr. Gallagher. The motion carried with 4 votes in favor. Mr. Thornton abstained.

Lancaster Heritage Pathway Update – Oak Grove recommendations and information gathered for extension to Geist Road

Mr. Ben Gurthrie of Traffic Planning and Design presented. He provided an overview of a proposed 1.5-mile eastern extension from Ben Franklin Boulevard/Walnut Street trail head to Geist Road and the Township line. Initial studies indicate no environmental or right-of-way concerns. Mr. Guthrie reviewed an Oak Grove Drive design update following the resident workshop held April 8, 2025. The design includes a 10-foot-wide bike-ped path and a trail head parking area at the terminus of Oak Grove Drive. Two-way vehicle traffic would remain on both Oak Grove Drive and Willow Lane, but restricted on-street parking is recommended for emergency access. Ms. Ramona Whitcraft of Pitney Road asked why the parking lot is needed. Ms. Mary Best of Willow Lane questioned the path width. Mr. Guthrie noted the path is sufficient for bikes and pedestrians to path in both directions. Ms. Denise Zabala of Oak Grove Drive asked why pathways in East Lampeter seem to be built faster than other Lancaster County Township's. She is also concerned about wildlife impact and that the path not being for recreation, but a way for non-residents of the Township to commute through residential areas into the City. Mr. Barry Killian of Willow Lane asked if curbs would be built as he felt that would be a safety consideration for users of the pathway. Mr. Guthrie noted the design includes a 5-foot-wide grass buffer thus the pathway is not immediately adjacent to the roadway. Staff and supervisors provided history of the project back to earliest conversations of the LIMC and explained that designs are needed to obtain project funding well before construction work can or will begin. Supervisors and Mr. Guthrie discussed options to look at keeping resident parking on Oak Grove Drive in some locations and possibilities of expanding the trail head area in the future while also reducing disturbances at the trail head with lighting.

Old Business

- a. Gish Furniture Revised Plan #2023-05 at 2205/2217 Lincoln Highway East

Mr. Chris Venarchick with RGS Associates presented. In June of 2024 a land development plan was conditionally approved to include a hotel, furniture store, and retail units. The hotel deal fell through, and the plan now includes a larger furniture store situated where the hotel would have been, a coffee shop, and retail units.

Mr. Thornton moved to conditionally approve the plan subject to May 22, 2025, David Miller/Associates letter; the Route 30 Streetscape improvements being installed; and April 2023 LCPC letter, seconded by Mr. Rutt. The motion carried.

New Business

- a. Rockvale Parcel #5 Land Development Plan #2024-22 at 35 South Willowdale Drive

Ms. Claudia Shank of McNees, Wallace and Nurick, Mr. Chris Venarchick of RGS Associates, Mr. Jason Wheeler of Traffic Planning and Design, and Mr. Jeff Fernbach of Fernmoor Homes were present to represent the project. Ms. Shank reviewed the project and noted work on Parcel 2 has temporarily stopped while waiting for input on waivers and modifications for Parcel 5. Ms. Shank noted 4,630 feet of sewer pipe to be upsized represents a significant line item because no credits were approved by ELSA. Ms. Shank reviewed waivers and modifications on which the developer and staff agree, then continued with items needing direction from the Board. The existing sidewalk does not meet the specifications of the Streetscape improvements, and to meet them would be a financial burden for the developer. Instead, the developer proposed contributing the \$440,000 park land fee towards the improvements. The developer is also concerned with responsibility for improvements across adjacent parcels he does not own. The developer also proposed a fee-in-lieu of traffic study. Several supervisors indicated a traffic study could reveal significant data. Mr. Wheeler countered that any increase in traffic is within 10% of the current figures. Mr. Demme returned the discussion to park land fees. Ms. Shank said the developer may complete the frontage improvements if agreement can be reached on other issues and easements are obtained by the Township. Mr. Fernbach stated he should not have to bond property he does not own. Staff and supervisors asked for clarification on grant funding. Ms. Shank noted the developer needs to know the project cost if grants are not awarded. Mr. Demme asked each supervisor for an opinion on the requested waivers and modifications. The supervisors agreed that the park land fee can apply to frontage improvements, and to allow the developer 2 years to apply for grants but were split on whether to waive the traffic study. Mr. Thornton and Mr. Meyer were against waiving the study. Mr. Gallagher, Mr. Rutt, and Mr. Demme would waive the study. Mr. Nick Wagner of Bowman Road expressed frustration that the traffic study was being waived for such a large project when smaller projects had to complete them. Ms. Shuman of Pleasant Drive agreed with Mr. Wagner. Mr. Shuman questioned the trustworthiness of the consultant's traffic analysis. Ms. Shank suggested the conversation be continued at a future meeting with an agreement to be updated following tonight's discussion.

b. Stoltzfus Woodworking Land Development Plan #2025-02 at 324 Willow Road

Mr. James Haigney of Commonwealth Engineering Inc. presented providing a review of the property and plan. Mr. Haigney noted that the property owner moved a good bit of earth and constructed a lean to type structure on the rear of the building to store materials out of the weather without land development or stormwater planning and thus Mr. Haigney is making every attempt to get the landowner back into compliance. The Planning Commission recommended conditional approval of the plan if the applicant keeps structure storage to existing impervious areas which will resolve a notice of violation. Staff noted a current frontage improvement deferral and suggested a curbing requirement to limit unintended driveway width growth. Supervisors discussed the deferral and that it did not need to be called as part of this plan approval.

Mr. Meyer moved to conditionally approve the plan subject to May 23, 2025, David Miller/Associates letter, June 4, 2025, LCPC letter, and that all structures will be on impervious area, seconded by Mr. Gallagher. The motion carried.

c. Iron Eagle Excavating Waiver of Land Development #2025-09 at 709/711 Hartman Station Road

Mr. Steve Hackett of Site Design Concepts presented. He corrected that the applicant is Iron Eagle Excavating who requests to rent office space to an additional user on the property. The applicant will also use outbuildings on the property in a similar manner to the previous owner. The total number of users on the property would be three.

Mr. Thornton moved to approve the waiver, seconded by Mr. Gallagher. The motion carried.

d. Devon Creek – Informal Discussion

Mr. Chris Venarchick of RGS Associates and Mr. Ryan Brubaker of Keystone Custom Homes presented. Mr. Venarchick reviewed the project, looking forward to Phases 3 and 4. He reviewed design changes due to changing buyer preferences, noting where the Township Planning Commission provided feedback on potential traffic impacts and creating more open space. The applicant would seek a text amendment and conditional use along with another land development plan. Mr. Brubaker reviewed architecture changes to include smaller rear yards, garage setbacks, and commercial units along Route 23. Several supervisors raised concerns with rear setbacks of properties along the adjoining development. Supervisors and project representatives discussed unit density, the feasibility of building up to 4-story buildings, and reducing parking to decrease impervious area.

Supervisor Discussion Items

a. Park Foundation

PRPS informed Township staff they do not have the capacity to grow the foundation this year. Staff are researching other options.

b. Other

None

Action Items

- a. Public Hearing and adoption of Ordinance for Streetlight Assessment and Billing. Streetlight Assessments will be billed quarterly with Stormwater and Sewer, rather than annually, beginning in 2026. 2025 assessments, which have not yet been billed, will be billed in halves in July and October. Mr. Demme opened the hearing at 9:35pm. There was no public comment. Mr. Thornton moved to close the hearing, seconded by Mr. Meyer. The motion carried and the hearing closed at 9:36pm. Mr. Meyer moved to approve adoption of the ordinance, seconded by Mr. Gallagher. The motion carried.
- b. Selection of Hearing Date re: Park Fee in Lieu Subdivision Ordinance Amendment. Mr. Thornton moved to advertise the amendment and schedule the hearing to take place during the July 14, 2025, meeting, seconded by Mr. Rutt. The motion carried.

- c. Selection of Hearing Date re: Family Farm Stand Zoning Ordinance Amendment. Mr. Rutt moved to advertise the hearing to take place Monday, August 4th at 5pm, seconded by Mr. Thornton. The motion carried.
- d. Selection of Hearing Date re: Integrated Business Campus Zoning Ordinance Amendment. Mr. Meyer moved to advertise the hearing to take place during the August 18th meeting, seconded by Mr. Rutt. The motion carried.
- e. Approval of School Resource Officer Memorandum of Understanding with Conestoga Valley School District. The agreements for mandatory and discretionary reporting and between the school district and Township regarding financial commitment will be combined. The agreement will also indicate the reasons why a school resource officer would need to transport a student. Mr. Meyer moved to approve the Memorandum of Understanding, seconded by Mr. Thornton. The motion carried.
- f. Approval of easements re: Willow Road culvert replacement. The temporary construction easements to replace and expand the culvert are with High Associates and Cassie and Kirby Kreider. Mr. Thornton moved to approve the easements, seconded by Mr. Gallagher. The motion carried.
- g. Approval of easements re: Lincoln Highway Streetscape Phase 3 project. The agreements are for 2280 and 2307 Lincoln Highway East. Mr. Rutt moved to approve the easements, seconded by Mr. Thornton. The motion carried.

Manager's Report

- a. Utility Billing Changes

The Township has secured a new lockbox with a local address for utility bill payments.

- b. 2026 Budget Timeline

A budget workshop is scheduled for August 20, 2025, at 3pm. The budget will be adopted during the December 15, 2025, regular meeting.

Public Comment (non-agenda items only):

None

Adjournment:

Mr. Gallagher moved to adjourn the meeting, seconded by Mr. Thornton. The motion carried and the meeting adjourned at 9:47pm.

The next meeting will be Monday, July 14, 2025, at 7:00pm in the Township office.