

June 2, 2025

The East Lampeter Township Board of Supervisors met on Monday, June 2, 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. Stephanie Leakway, Administrative Assistant.

Public Signed In:

Ben Kafferlin – Kafferlin Strategies
Lisa Schaeffer – Kafferlin Strategies
Michael Lorelli – High Assoc./St. Joseph's University
Megan Hartman – Dutch Wonderland
Deborah Dobert – Turkey Hill
Leon Fisher Jr. – Hand-in-Hand Fire Co.
Rusty Wynegar – High Steel Structures
Don Broderick – Superior Homes
Nate Church – Ronks Fire Co.
Donna Gribble – Ronks Fire Co.
Jacob Bowen – Township Planning Director, via Zoom

Todd Stumpf – Clyde Stumpf & Son
Steve Yoder – Lancaster Archery
Chris Scott – Lancaster Archery
Dwight Yoder – Lancaster Archery
Carole Kaufhold – Lancaster Archery
Eric Yoder – Lancaster Archery
Jade Campos - LNP
Steve Gribble – Ronks Fire Co.
Maggie Gribble – Ronks Fire Co.
Chris Venarchick – RGS Associates

Public Comment (non-agenda items only):

None

Consent Agenda:

- a. Approval of the June 2, 2025, Board of Supervisors meeting agenda
- b. Approval of the Minutes of Monday May 12, 2025, Regular Meeting
- c. Reinstatement of previously approved plan and time extension Kings Conservation 81 Pitney Road #2025-01

The applicant requested a time extension to August 30, 2025.

- d. Time Extension required for Tree house deferral agreement at 2060 Old Philadelphia Pike

The applicant requested a time extension to July 10, 2025.

- e. Approval to pay invoices from all funds: Total - \$488,610.91

Mr. Gallagher moved to approve the consent agenda, seconded by Mr. Meyer. The motion carried.

2024 Fire Company Volunteers of the Year Awards

Mr. Demme presented awards to Mr. Leon Fisher Jr., Hand-in-Hand Fire Company; Mr. Gary Nissenzone, Lafayette Fire Company; Ms. Donna Gribble, Ronks Fire Company; and Mr. Derek Gerlitzki, Witmer Fire Company. Thank you to all our volunteer fire fighters and their families!

Public Hearing re: Preliminary Plan for Lincoln Highway Lancaster Business Improvement District (BID)

Mr. Demme opened the hearing. Kafferlin Strategies staff reviewed the preliminary plan and opened the floor for questions. Mr. Todd Stumpf asked why 1951 Lincoln Highway East is included in BID. Mr. Demme informed that the BID boundary follows commercial zoning between Route 896 to Strasburg Pike. Mr. Donnie Broderick of Superior Homes raised concerns about crime and overall safety on Route 30. Staff and supervisors reviewed what has been done to increase safety and encouraged Mr. Broderick to report any problems to the Police Department. Ms. Megan Hartman, of Dutch Wonderland, asked about BID impact and role of businesses. Mr. Demme stated that the BID would coordinate marketing for the corridor, creating a sense of place while promoting regional connections as well. Businesses will be able to provide feedback and input. Mr. Kafferlin reported that the next step is to send letters to BID businesses. A 45-day comment period begins after this hearing. If 40% of businesses opt out, the BID will not move forward.

Mr. Meyer moved to close the hearing, seconded by Mr. Gallagher. The motion carried.

Old Business

- a. None

New Business

- a. ECHO Agreement 103A North Ronks Road Eli and Barbie Beiler for Rebecca Beiler, Eli's mother. Mr. Thornton moved to approve the agreement, seconded by Mr. Rutt. The motion carried.
- b. High Steel Land Development Plan #2025-04 at 144 Greenfield Road. Mr. Chris Venarchick of RGS Associates reviewed the plan to expand 21,000 square feet by closing in a corner of the building. Mr. Thornton moved to approve the plan subject to the April 16, 2025 David Miller/Associates letter, modification letter, and the April 8, 2025 LCPC letter, seconded by Mr. Meyer. The motion carried.
- c. Request for Waiver of Land Development – St. Joseph's University #2025-06 at 850 Greenfield Road. Mr. Mike Lorelli on behalf of High Associates informed that they would like to divide the existing building into multiple 5,000 square foot units. All necessary permits

will be acquired. Mr. Gallagher moved to approve the waiver, seconded by Mr. Rutt. The motion carried.

- d. Authorize distribution of Zoning Amendment for Integrated Business Campus. Mr. Dwight Yoder, Esquire has been working with the applicant and Township staff. He asked that the proposed zoning amendment be distributed to LCPC, the Township Planning Commission, and planning partners. Mr. Rutt moved to authorize distribution of the proposed amendment, seconded by Mr. Thornton. The motion carried.

Supervisor Discussion items:

- a. Park Foundation information

The annual fees to join the PRPS umbrella foundation were requested but not yet provided.

- b. Transportation projects for 2027-2030 TIP

Supervisors discussed projects and whether any should be removed. No changes were made.

Action Items:

- a. Consideration of Award of Bid re: Hempstead/Greenfield Intersection improvement project

JVI Group had the lowest bid at \$1,281,817. This is below the CFA grant funding of approximately \$1.7M. The bid award is subject to the completion of Disclosure of Lobbying and Non-Discrimination Sexual Harassment forms. Mr. Thornton moved to award the bid to JVI Group, subject to the completion of the necessary forms, seconded by Mr. Rutt. The motion carried.

- b. Approval of Second Amendment to Intergovernmental Cooperation Agreement with Suburban Lancaster Sewer Authority

The agreement was approved at the Authority's May 22, 2025 meeting. Township staff have no objection to moving forward. Mr. Meyer moved to approve the amendment, seconded by Mr. Rutt. The motion carried.

- c. Approval of easements re: Lincon Highway Streetscape Phase 3 project

The easements are permanent for pedestrians or temporary for construction at 2300 and 2343 Lincoln Highway East. Mr. Rutt moved to approve, seconded by Mr. Gallagher. The motion carried.

Manager's Report

- a. Introduction of Jacob Bowen, Director of Planning/Zoning Officer

Ms. Hitchens shared Mr. Bowen's background. Mr. Bowen was present to introduce himself.

b. Trail Project from Strasburg Pike to Oakview Road out to bid

The design process is complete, and bids are expected to open June 26, 2025.

Public Comment (non-agenda items only):

None

Adjournment

Mr. Meyer moved to adjourn, seconded by Mr. Gallagher. The motion carried and the meeting adjourned at 7:51pm.

The next regular meeting will be Monday June 16, 2025 at 7:00pm at the East Lampeter Township office.