

August 4, 2025

The East Lampeter Township Board of Supervisors met on Monday, August 4, 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; Ms. Kimberly Piestrak, Assistant Township Manager; and Ms. Rhiannon Eckinger-Seda, Administrative Assistant.

Public Present:

Gayle Johnson – LNP, via Zoom

Jade Campos – LNP

Michelle Kime – CV SEEDS

Kristen Hershey – CV SEEDS

Sue Orth – CV SEEDS

Claudia Shank – McNees, Wallace, & Nurick

Jim Denlinger - resident

Lisa Schaefer – Kafferlin Strategies

Nick Wagner – resident

Elvin Engel – resident

Suzanne Schuman – resident

Kari Eshleman – resident

Chris Venarchick – RGS Associates

Mr. Demme announced an executive session prior to the meeting to discuss real estate.

Public Comment (non-agenda items only): None

Consent Agenda:

- a. Approval of August 4, 2025, Board of Supervisors meeting agenda
- b. Approval of Minutes of Monday, July 14, 2025, Regular Meeting
- c. Financial Security Reduction - #2021-25 Steudler Real Estate Land Development Plan at 2599 Old Philadelphia Pike. The Township engineer recommends a partial reduction of the site construction portion in the amount of \$131,102.62, leaving \$567,810.68. The sewer portion will remain at \$58,933.00.
- d. Time extension to record conditionally approved plan for #2023-20 Dutch Wonderland at 2249 Lincoln Highway East. The applicant has requested a 90-day time extension to November 2, 2025, to address Township Engineer comments. Staff recommend an extension to November 10, 2025, which is a regularly scheduled Supervisors meeting date.
- e. Time extension for action for #2025-07 for Benjamin and Rachel Fisher Stormwater Management Plan across from 782 Hartman Station Road. The applicant has requested a time extension to October 29, 2025, to secure a variance.
- f. Time extension for action for #2025-08 for Fed Ex Stormwater Management Plan at 1851

Colonial Village Lane. The applicant is requesting an extension to September 15, 2025, to address Township engineer comments.

- g. Appoint Kimberly Piestrak, Assistant Township Manager, as Right to Know Officer for the Township
- h. Approval to pay invoices from all funds: Total - \$685, 044.86

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

CV Seeds Presentation

Kristen Hershey and Michelle Kime of CV SEEDS shared a presentation which provided an overview of CV SEEDS activity since entering a partnership with the Township in October 2024. The partnership includes \$10,000 in funds provided by the Township to cover 4 hours of SEEDS work per week in the Township and supplies to be distributed to unhoused residents. Individual and business response to SEEDS outreach has been extremely positive. Looking forward, SEEDS would like to expand their partnership with the Township to include a funding increase to \$14,750. The increase will be used to cover additional staffing and housing resource hours to benefit the Township. SEEDS has recently moved to 1865 Lincoln Highway East, which is allowing them to expand services and hours of operation. Mr. Demme asked if aggregated data can be shared with the Township so they can see the number of interactions on a monthly or quarterly basis. Ms. Kime noted the seasonal impact on numbers, specifically how summer tourism increases food and lodging prices. Staff will add the funding increase to the 2026 budget discussion.

Old Business:

- a. Rockvale Redevelopment Agreement

Ms. Claudia Shank of McNees, Wallace, and Nurick reviewed items in the agreement. The developer will pay the fee in lieu of park land into an escrow account to be used to supplement the cost of Route 30 Streetscape improvements. All internal site pedestrian improvements will be at developer cost. The developer will contract with GMS Funding Solutions for assistance with grant proposals. Lastly, the agreement lists the developer will pay a \$20,000 fee in lieu of traffic study. Ms. Hitchens confirmed the agreement has been reviewed by the Township Solicitor and all comments have been addressed.

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

New Business:

- a. None

Supervisors Discussion items:

- a. Tow Policy

Staff have researched changes that might be needed to the Township's Tow Policy given the elimination of Hazmat 2 in the county. Overall findings indicate towing companies are not trained to the level of Hazmat 2 and cannot be expected to provide that type of service. Staff are also considering EV towing needs which require a flatbed, not a rollback, and isolated storage due to the potential for combustion/reignition. Staff would like to get Emergency Services feedback at the next Committee meeting.

- b. Park Foundation and False Alarm Fees – No Report

- c. Other

Mr. Demme noted the Township's will have several representatives at National Night Out on August 5, 2025.

Action Items:

- a. Public Hearing and adoption of Business Improvement District Ordinance

Mr. Demme opened the hearing at 7:33pm. Ms. Lisa Shaeffer of Kafferlin Strategies was present to discuss the ordinance. The ordinance presented for approval only establishes the Business District. The Authority overseeing the BID will be created at the meeting in September. The Board will have discretion over how many members make up the Authority and their terms. The Authority will then convene and create bylaws. The preliminary plan outlines that a majority of Authority members will be from businesses in the BID. Mr. Meyer moved to close the hearing, seconded by Mr. Thornton. The motion carried and hearing closed at 7:38pm.

Mr. Meyer moved to adopt the Business Improvement District Ordinance, subject to change on signature page from Mr. Hutchison to Ms. Hitchens, seconded by Mr. Gallagher. The motion carried.

- b. Resolution for Sewer Planning Module for Greenfield North Lot 5

This Sewer Planning Module allows for the transfer of equivalent dwelling units from Lot 1 to Lot 5.

Mr. Meyer moved to approve the resolution, seconded by Mr. Rutt. The motion carried.

c. Resolution for Right of Way Acquisition re Lincoln Highway Streetscape

Mr. Meyer moved to approve the resolution, seconded by Mr. Rutt. The motion carried.

d. Settlement Agreement for Right of Way re Lincoln Highway Streetscape

Mr. Meyer moved to approve the agreement, seconded by Mr. Thornton. The motion carried.

e. Approval of easements re: Lincoln Highway Streetscape Phase 3 project – 3 Doris Drive

Mr. Rutt moved to approve the easement, seconded by Mr. Meyer. The motion carried.

Manager's Report:

a. Comprehensive Plan Update

The Comprehensive Plan is moving forward. A resident meeting was held at Community Park with a few attendees. A survey seeking resident input will be available at National Night Out.

b. Budget Discussion scheduled for August 20, 2025, 3:00pm

Public Comment (non-agenda items only):

Jim Denlinger asked if the property at the intersection of Rockvale and Bowman Roads is in the Urban Growth Boundary. Ms. Hitchens confirmed it is not in the Urban Growth Boundary.

Adjournment:

Mr. Meyer moved to adjourn the meeting, seconded by Mr. Thornton. The motion carried and meeting adjourned at 7:47pm.

The next regular meeting will be held Monday, August 18, 2025, at 7:00pm at the Township office.