

**July 14, 2025**

The East Lampeter Township Board of Supervisors met on Monday, July 14, 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; Mr. Ralph Hutchison, Senior Advisor to the Township Manager; and Ms. Rhiannon Eckinger-Seda, Administrative Assistant.

**Public Present:**

Jillian Konarski – Texas Roadhouse, via Zoom

**Public Comment (non-agenda items only):** None

Mr. Demme noted an executive session held before this meeting to discuss real estate matters.

**Consent Agenda:**

- a. Approval of July 14, 2025, Board of Supervisors meeting agenda
- b. Approval of Minutes of Monday, June 16, 2025, Regular Meeting
- c. Financial Security Release - #2023-03 Stephen Beiler at 47 Hartman Bridge Road. The Township Engineer letter dated June 23, 2025 recommended a full release of the funds being held by the Township for this project.
- d. Financial Security Reduction - #2023-38 Amos and Sadie Beiler at 2725 Lincoln Highway East. The Township Engineer letter dated June 30, 2024 recommends that no funds be reduced or released given that the applicant has outstanding issues from the plan to address. It was also noted that the applicant's escrow account is in arrears.
- e. Time extension to record conditionally approved plan – Elmer Petersheim #2024-12 at 702 Hartman Station Road. The applicant has requested a 180 day time extension to January 10, 2026.
- f. Time extension to record conditionally approved plan – Omar Fisher #2024-19 at 2008 Horseshoe Road. The applicant has requested a 180 day time extension to January 10, 2026.
- g. Time extension for action – Cocalico Creek #2025-05 at 2331 Lincoln Highway East. The applicant is offering a 120-day extension to November 11, 2025.
- h. Appoint Kimberly Piestrak as Assistant Secretary/Treasurer for the Township
- i. Approval to pay invoices from all funds: Total - \$495,408.62

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

**Old Business:**

None

**New Business:**

- a. Texas Roadhouse Land Development Plan #2024-18 at 2317 Lincoln Highway East  
Ms. Jillian Konarski of Texas Roadhouse reviewed the project which will add 406 square feet and 26 seats to the existing dining room. Mr. Demme and Ms. Hitchens asked about the DEP Sewer Planning Module. Ms. Konarski said she received an email from DEP stating local approvals need to be completed. Ms. Hitchens reviewed who would need to receive and complete paperwork for the

local approvals, noting the Township has not received any of this paperwork thus far. Ms. Konarski will follow up with her team.

Mr. Thornton moved to approve the plan conditioned upon the David Miller/Associates letter dated June 20, 2025, the LCPC letter dated July 31, 2024, and DEP Sewer Planning Module approval. Mr. Gallagher seconded. The motion carried.

**Supervisor Discussion items:**

a. Park Foundation

Staff are continuing to search for options outside of establishing a standalone foundation.

b. False Alarm Fee Structure

At a previous Board meeting, supervisors asked to have the false alarm fee schedule added to future discussion. Subsequently, the Emergency Services Committee also inquired about the fee structure. Staff would like Emergency Services Committee feedback, and plan to bring this up for discussion at the next Committee meeting to then report back to the Board. Mr. Demme spoke about his experiences with false alarms as a business owner and suggested ways to address false alarms. Mr. Meyer and Mr. Demme discussed adding false alarms to the Nuisance Hotel Ordinance.

c. Other

None

**Action Items:**

a. Public Hearing and adoption of Ordinance for Park and Recreation Fee in Lieu

Mr. Demme opened the hearing. Mr. Meyer asked about the logistics of calculating the fee each year with the need to obtain new data to do so. Ms. Hitchens said prior year figures will be used to calculate the new fee each year. There was no public comment. Mr. Meyer moved to close the hearing, seconded by Mr. Thornton. The motion carried.

Mr. Rutt moved to adopt the ordinance, seconded by Mr. Thornton. The motion carried.

b. Selection of Hearing Date re: Conditional Use Application for 2603 Lincoln Highway East

The hearing is scheduled for Monday, August 18, 2025, at 4:30pm.

c. Approval of PennDOT Winter Maintenance Agreement

The five-year agreement now includes an option to extend an additional five years with a 2% increase each year. Per the agreement, the Township will provide winter maintenance for Greenfield Road, Mt. Sidney Road, and North Ronks Road.

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

d. Decision of purchase of property located at 89 Strasburg Pike

Since the late 1990s, the Township has had an agreement for the first right of purchasing this property because it is surrounded by Flory Park. Per this agreement, the recent passing of the owner enables the Township to purchase the property. Staff recommend purchasing the property due to it being surrounded by Flory Park.

Mr. Thornton moved to purchase 89 Strasburg Pike, seconded by Mr. Rutt. The motion carried.

e. Approval of adding Alexander Wasilewski as a second Building Code Official for East Lampeter Township

Mr. Meyer moved to approve the addition of Alexander Wasilewski as a second Township Building Code Official, seconded by Mr. Gallagher. The motion carried.

f. Accept the 2024 Financial Audit Statements

The Township, as well as the Industrial and Commercial Development Authority and Sewer Authority were included in the audit. All the reports from the audit were favorable.

Mr. Thornton moved to accept the 2024 Financial Audit Statements as presented, seconded by Mr. Rutt. The motion carried.

g. Approval of easements re: Lincoln Highway Streetscape Phase 3 project

The easements are for 2357 and 2394 Lincoln Highway East.

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

h. Acceptance of low bid for Strasburg Pk. to Oakview Rd. Trail construction project

Bids went through the PennDOT system. The lowest was for \$1,026,884.70 from JVI Group, Inc. Staff recommend accepting this bid. The Township's design consultant agreed everything was in order.

Mr. Gallagher moved to accept the lowest bid, seconded by Mr. Thornton. The motion carried.

**Manager's Report:**

a. Introduction of Kimberly Piestrak as Assistant Township Manager

Ms. Piestrak joined the Township on July 8, 2025, after serving as Township Manager of Hunlock Township, Luzerne County for 7 years.

**Public Comment (non-agenda items only):**

None

**Adjournment:**

Mr. Meyer moved to adjourn, seconded by Mr. Thornton. The motion carried and meeting adjourned at 7:42pm.

The next meeting will be held Monday, August 4, 2025, at 7:00pm in the Township office