

August 18, 2025

The East Lampeter Township Board of Supervisors met on Monday, August 18, 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. Mr. Corey Meyer was absent. 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:

Jeremy Poague – Keystone Wood Specialties

Edward Zook – Keystone Wood Specialties

Terry Martin – Keystone Wood Specialties

Peter Wertz – McNees, Wallace & Nurick

Chris Venarchick – RGS Associates

Dwight Yoder – Gible, Kraybill & Hess

Rob and Carole Kaufhold – Lancaster Archery

Steve, Austin & Trent Good – Good's Real Estate

Chuck Friedlander – Municipal Finance Partners, Inc.

Melissa Scott – Lancaster Archery

Chris Scott – Lancaster Archery

Steve Yoder – Lancaster Archery

Craig Smith – RGS Associates

Molly Hughes – Good's Real Estate

Nick Wagner – resident

Eric Yoder – Lancaster Archery

Gayle Johnson – LNP

Josh Swope – Saxinger and Associates

Public Comment (non-agenda items only): None

Consent Agenda

- a. Approval of August 18, 2025, Board of Supervisors meeting agenda
- b. Approval of Minutes of Monday, August 4, 2025, Regular Meeting
- c. Approval to pay invoices from all funds: Total - \$292,354.63

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

Old Business

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

Mr. Chris Venarchick of RGS Associates reviewed the project as well as the waiver and modification requests. Requests include waiving a preliminary plan; modifying final plan scale; modifying some sidewalk requirements; modifying some storm water pipe diameters; deferring improvements to Rockvale road; and waiving a traffic study. An agreement between East Lampeter Sewer Authority and the developer is in progress.

Mr. Thornton moved to approve the plan subject to David Miller/Associates and RGS review letters, streetscape agreement, and East Lampeter Sewer Authority agreement. Mr. Gallagher seconded. The motion carried.

New Business

- a. #2024-17 Good's Mulch Land Development Plan at 2448 Old Philadelphia Pike

Ms. Molly Hughes of Red Barn Consulting reviewed the plan to build a retail office space with parking and a large loading shed to store materials. The applicant is requesting a deferral of

sidewalk and curbing requirements on the eastern portion of the property where there is a stone wall along the right of way and steep grade change. The applicant will install curb and sidewalk on the western part of the property. Ms. Hughes reviewed comments on the May 22, 2025, David Miller/Associates letter. Ms. Hitchens confirmed a park land fee-in-lieu was not yet submitted.

Mr. Thornton moved to approve the Good's Mulch Land Development plan conditioned on the May 22, 2025, David Miller/Associates letter, the June 12, 2025, LCPC letter, PennDOT agreements, and submission of park land fee-in-lieu. Mr. Rutt seconded. The motion carried.

- b. #2025-19 Keystone Wood Specialties Waiver of Land Development at 2225 Old Philadelphia Pike

Mr. Josh Swope of Saxinger and Associates presented. The project will upgrade a dust filtration system, and the applicant anticipates minimal disturbance. Some downspouts will be rerouted, and concrete pads added. The applicant is requesting a waiver of land development and will submit a stormwater management plan for the changes to impervious area.

Mr. Rutt moved to waive a land development plan, subject to submission of a stormwater management plan, seconded by Mr. Thornton. The motion carried.

Supervisors Discussion items

- a. Tow Policy, Park Foundation, False Alarm Fee – No Report
- b. Other

Action Items

- a. Public Hearing Zoning Text and Map Amendment and Rezoning of Properties for Integrated Business Campus

The hearing opened at 7:35pm. Mr. Dwight Yoder of Gible, Kraybill and Hess spoke about the history of Lancaster Archery, which has operated in the Township since 1983. The owners, Rob and Carole Kaufhold, are also long-time residents. The zoning text and map amendment, along with rezoning several parcels along Old Philadelphia Pike to I-1, will allow the business to expand at the current location. The project will go through land development. Mr. Craig Smith of RGS Associates reviewed where new retail, academy and practice spaces will be constructed. Hearing no public comment, Mr. Thornton moved to close the hearing, seconded by Mr. Gallagher. The motion carried and hearing closed at 7:48pm.

Mr. Thornton moved to approve the zoning text amendment and zoning with map amendment, seconded by Mr. Gallagher. The motion carried.

- b. Resolution to purchase property with address of 89 Strasburg Pike for \$482,600

This resolution allows the Township Manager to act on behalf of the Township in the purchase of the property.

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

- c. Resolution for a supplemental appropriation for an expenditure from the Capital Reserve Fund for the 2025 Fiscal Year

This resolution is needed to amend the 2025 budget in order to expend funds in the purchase of 89 Strasburg Pike.

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

- d. Acknowledge receipt of Agricultural Security Area Declaration from David Denlinger for account number 3109188200000

This property is adjacent to the existing Ag security area in the Township. Staff and supervisors discussed options for acknowledging the declaration. The declaration will be effective 180 days after it is acknowledged.

Mr. Thornton moved to acknowledge account 3109188200000, seconded by Mr. Rutt. The motion carried.

- e. Acknowledgement of receipt of Agricultural Security Area Declaration from David, Judith, Rebecca, and Jonathan Denlinger for account numbers 3103300000000 and 3105228200000

As with the account in item D. these accounts are adjacent to the existing Ag security area. The declaration will be effective 180 days after the acknowledgement.

Mr. Thornton moved to acknowledge accounts 3103300000000 and 3105228200000, seconded by Mr. Rutt. The motion carried.

- f. Reappointment of Richard Robinson to the East Lampeter Sewer Authority with term ending September 7, 2030

Mr. Rutt moved to reappoint Richard Robinson, seconded by Mr. Gallagher. The motion carried.

- g. Reappointment of Todd Stumpf to the East Lampeter Sewer Authority with term ending September 7, 2030

Mr. Gallagher moved to reappoint Todd Stumpf, seconded by Mr. Rutt. The motion carried.

- h. Pension Assumptions

Mr. Chuck Friedlander of Municipal Finance Partners shared a presentation on the current pension contributions and proposed changes. Changing the assumption from 7% to 6.75% will increase state aid.

Mr. Thornton moved to change the value on rate of return to 6.75% at the January 1, 2025, investment rate, seconded by Mr. Rutt. The motion carried.

Manager's Report

- a. MS4 Update

PA DEP has approved the Revolving Water Fund which will implement MS4 credit projects on agricultural properties within or just outside of the urban area. The Pollution Reduction Plan has been resubmitted to PA DEP for final approval.

Public Comment (non-agenda items only): None

Adjournment

Mr. Gallagher moved to adjourn, seconded by Mr. Thornton. The motion carried and meeting adjourned at 8:11pm.

A special Board Meeting for Budget Discussion will be held on Wednesday, August 20, 2025, at 3:00pm at the Township office.

The next Regular Meeting will be held on Monday, September 15, 2025, at 7:00pm at the Township office.