

October 6, 2025

The East Lampeter Township Board of Supervisors met on Monday, October 6, 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

Nathan Kimmel – resident
Josh Swoope – ML Saxinger & Associates
Steve Hackett – Iron Eagle Excavating

Scott & Caitlyn McCuen – residents
Suzi Sutton – Lafayette Fire Company
Nick Wagner – resident

Public Comment (non-agenda items only)

Mr. Nathan Kimmel of Creek Hill Road stated he has had gullies in his yard and flooding in his basement for years when it rains. He believes this is due to Creek Hill Road being widened between Hornig and Hartman Station roads. Supervisors asked Mr. Kimmel for more information about his property, where it is situated and where runoff seems to come from. Mr. Kimmel would like a drain installed before his driveway. Staff took Mr. Kimmel's contact information so he can be contacted for follow-up.

Mr. Demme announced an executive session was held prior to this meeting for real estate and personnel matters.

Consent Agenda

- a. Approval of the October 6, 2025, Board of Supervisors meeting agenda
- b. Approval of Minutes of Monday, September 15, 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 release of \$17,184.20 from the site improvement portion leaving a balance of \$550,656.48 and \$0 reduction from the sanitary sewer portion leaving a total of \$58,933.00

- d. Financial Security Release #2015-16 High Associates Zook Yoder Esh Phase 2 Stormwater Management Plan at Willow and Greenfield Roads

The Township Engineer recommends a release totaling \$3,795.00, leaving a balance of \$0.

- e. Financial Security Release #2024-26 Isaac Esh Stormwater Management Plan at 2090 Creek Hill Road

The Township Engineer recommends a release totaling \$5,025.50, leaving a balance of \$0.

- f. Time extension for action for #2024-07 Chick Fil A Land Development Plan at 2467 Lincoln Highway East

The consultant has provided the Township with a 180-day extension for action. This is the third time extension. Action must be taken by April 17, 2026, or the plan shall be deemed denied.

- g. Approval to pay invoices from all funds: Total - \$551,558.60

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

Old Business

- a. #2025-20 Iron Eagle Excavating Stormwater Management Plan at 709 Hartman Station Road

Mr. Steve Hackett of Site Design Concepts presented. The applicant plans to remove asphalt areas and reroute pedestrians, truck, and other vehicle traffic on the site to avoid conflicts. The applicant is proposing a net reduction of impervious area and feels it is managed by existing stormwater facilities on the site. The site will be over the parking threshold as this is an existing condition, and the applicant will require approval for the extra parking.

Mr. Thornton moved to approve the plan subject to the September 24, 2025, David Miller/Associates letter, seconded by Mr. Gallagher. The motion carried.

New Business

- a. #2025-22 Keystone Wood Specialties Stormwater Management Plan at 2225 Old Philadelphia Pike

Mr. Josh Swoope of ML Saxinger and Associates was present to represent the project. Ms. Hitchens noted that the plan is for a dust filtration system which was in front of the Board previously for a waiver of land development which was approved conditioned upon the submission of a stormwater management plan. Mr. Swoope said the applicant is seeking additional approval based off the October 1, 2025, David Miller/Associates letter.

Mr. Meyer moved to conditionally approve the plan based on the David Miller Associates letter dated October 1, 2025, seconded by Mr. Rutt. The motion carried.

Supervisors Discussion items:

a. Tow Policy, False Alarm Fee – Discussion at ESC meeting in September

At the request of the fire chiefs, Ms. Hitchens brought to the board for discussion whether fire chiefs could decide which tow companies are called to respond to incidents based on the nature of the incident. Mr. Demme clarified the policy would be updated to add a second list of tow companies to call when special equipment is needed. Staff will make changes to the tow policy to be reviewed by the Emergency Services Committee and subsequently the Board of Supervisors.

Staff are updating the false alarm fee policy based on feedback from the Emergency Services Committee. The Committee recommended registration of commercial and industrial properties, annual inspection of fire alarm systems, and progressive fees. The fire companies would also have discretion to not submit a false alarm report if they are aware a site is working to correct problems. Mr. Demme recommended starting with registration and possibly inspection if a property has repeated false alarms.

b. Park Foundation – No Report

c. Other

Mr. Gallagher has had several conversations with the owner of Your Place restaurant and the Country Living Inn about harassment, littering, and burglary from guests of a neighboring hotel. The incidents are not falling within the Nuisance Hotel Ordinance because they are happening at the restaurant property. Staff will look into the number of calls received.

Action Items

a. Developer's Agreement for stormwater facility installation on Greenland Road

The Township Engineer and Public Works Director have found a trench drain is the best solution to catch and discharge water pooling at the driveway to The Summit apartment complex. The agreement allows High Associates to install the drain and they, or any future owner, will be responsible for maintenance and repair.

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

b. Approval of East Lampeter Township's Accident and Illness Policy

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

- c. Authorization to withdraw from the service agreement with SLSA

Mr. Thornton moved to withdraw from the service agreement with SLSA, effective December 31, 2025, seconded by Mr. Rutt. The motion carried.

- d. Release of the Pitney Road Bond for culvert over Stauffer Run tributary

The bond was put in place during construction of the Walnut Street Extension. Construction has ended and no damage was done to the culvert.

Mr. Rutt moved to release the bond, seconded by Mr. Meyer. The motion carried.

- e. Authorization to sell Township property

The Public Works Department wishes to list 3 items on Municibid.

Mr. Rutt moved to approve the sale of Township property, seconded by Mr. Thornton. The motion carried.

- f. Resolution Supporting Growth Boundary Changes and Investment Areas

LCPC has been working with the Township to ensure all areas in the growth boundary are where the Township wishes to have development. Ms. Hitchens reviewed areas that were recommended to be added to or removed from the growth boundary. Supervisors discussed how the additions to the growth boundary could impact development in future decades. It was noted that areas recommended to be added already have infrastructure and it is unlikely they would be suitable to return to agricultural use.

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

- g. Approve submission of the Department of Community and Economic Development Local Share Account grant application for 2027 and 2028 fire apparatus

The fire apparatus would be for Bird-in-Hand and Lafayette fire companies.

Mr. Thornton moved to approve submission of an application, seconded by Mr. Gallagher. The motion carried.

Manager's Report

- a. Strasburg Pike to Oakview Road Trail

Work on the bike and pedestrian trail will begin October 7, 2025.

- b. Greenfield/Hempstead Intersection Improvement

Two left-turn lanes will be added for turns from Hempstead to Greenfield Road. Improvements will also add pedestrian infrastructure.

Public Comment (non-agenda items only)

Mr. Nick Wagner indicated his interest in appointment to the Planning Commission.

Adjournment

Mr. Meyer moved to adjourn, seconded by Mr. Thornton. The motion carried and meeting adjourned at 7:50pm.

The next regular meeting of the Board of Supervisors will be Monday, October 20, 2025, at 7:00pm in the East Lampeter Township office

East Lampeter Township Supervisors will hold a Budget Workshop on Tuesday, October 28, 2025, at 2:00pm in the East Lampeter Township office.