

September 15, 2025

The East Lampeter Township Board of Supervisors met on Monday, September 15, 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. Ted Gallagher, and Mr. Corey Meyer. Mr. Roger Rutt was absent. Also present in the meeting room were Ms. Tara Hitchens, Township Manager, and Ms. Rhiannon Eckinger-Seda, Administrative Assistant. Ms. Kimberly Piestrak, Assistant Township Manager, was absent.

Public Present

Frank Amador – EMRA Association

Keith Eitel – FedEx

Jesse Cokeley – FedEx

Phil Tarnacki – FedEx

John Heinly – Lancaster Public Library

Lissa Holland – Lancaster Public Library

Ken Trayer – resident

Pat McDonie – resident

Kathleen Pfister – resident

Herb Forry – resident

Steve Gribble – Ronks Fire Co.

Ken Hornbeck – High Real Estate

Robin S. – High Foundation

Bob May - LEMSA

Chris Wiley - WLA

Benjamin Fisher – resident

Rachel Fisher – resident

Jim Denlinger – resident

Alicia Denlinger – resident

Howard Williard – Morgan Stanley

Ray Mitchell – resident

Jeff Mylin – resident

Nick Wagner – resident

Patti Forry – resident

Dave Keens – Lafayette Fire Co.

Chris Venarchick – RGS Associates

Steve Gergley – Harbor Engineering

Public Comment (non-agenda items only)

Mr. Frank Amador, president of the Eastwood Meadows Homeowners Association, asked for a contact at the Township to work on an amendment for Article 10 of the HOA bylaws. Ms. Hitchens confirmed she has been contacted by the HOA's legal representative about the amendment.

Mr. Herbert Forry, a resident in Millcross Estates, commented on the double yellow lines painted on the neighborhood's roads following repaving. He also noted depressed curbs installed at Millcross and Little Creek Road. He suggested the double yellow lines be painted over with black paint. Several other residents of the neighborhood commented the lines have increased traffic and they are concerned the lines will impact their property values. Mr. Demme noted a previous Board established a policy where all repaved roads receive double yellow lines. Residents voiced disagreement with blanket policy. Supervisors will discuss an update to the policy at an upcoming meeting. Staff will research the cost to cover the yellow lines with black paint. Staff and supervisors noted the depressed curbs were installed as part of ADA requirements to use liquid fuel funds.

Consent Agenda

- a. Approval of September 15, 2025, Board of Supervisors meeting agenda
- b. Approval of Minutes of Monday, August 18, 2025, Regular Meeting
- c. Approval of Minutes of Wednesday, August 20, 2025, Budget Discussion Meeting
- d. Approval of Minutes of Monday, August 25, 2025, Special Meeting

- e. Financial Security Release #2012-06 Conestoga Valley Church of Christ Land Development Plan at 2045 Horseshoe Road

The Township Engineer letter dated 9/01/2025 recommends a full release of \$8706.

- f. Financial Security Reduction #2019-22 High Associates Zook Yoder Esh Phase 3 at Willow and Greenfield Road

The Township Engineer letter dated 9/08/2025 recommends a full release of the sanitary sewer totaling \$68,661.31 and a partial release of site improvement totaling \$1,722,613.24, leaving a balance of \$622,745.79.

- g. Financial Security Reduction #2021-30 Greenleaf Plants Land Development Plan at 2369 Old Philadelphia Pike

The Township Engineer letter dated 8/28/2025 recommends partial release totaling \$108,771.79, leaving a balance of \$37,738.99.

- h. Financial Security Release #2022-01 Christian Stoltzfus Land Development Plan at 264 Maple Avenue

The Township Engineer letter dated 8/27/2025 recommends a full release totaling \$38,146.65.

- i. Financial Security reduction #2022-13 High Properties Zook Yoder Esh Lot 5 at 425 Ben Franklin Blvd

The Township Engineer letter dated 9/02/2025 recommends a partial release of sanitary sewer totaling \$37,433, leaving a balance of \$6,600. Additionally, a partial release of the site improvement totaling \$994,421.44 leaves a balance of \$232,776.50.

- j. Financial Security Release #2023-26 Treehouse Foods Stormwater Management Plan at 2060 Old Philadelphia Pike

The Township Engineer letter dated 8/28/2025 recommends full release totaling \$165,415.62.

- k. Time extension to record conditionally approved plan #2025-03 for Stoltzfus Woodworks at 324 Willow Road

The consultant has requested until December 2, 2025, to record the plan.

- l. Time extension to record conditionally approved plan #2023-05 Fish Furniture at 2205 Lincoln Highway East Lampeter Township

The consultant has requested until December 16, 2025, to record the plan.

- m. Time extension for action for #2024-32 Stoltzfus Subdivision Plan at 2198 Hobson Road

The consultant has provided the Township until March 14, 2026, to act on the plan.

n. Time extension for action for #2025-14 Fritz Elementary School at 845 Hornig Road

The consultant has provided the Township until December 1, 2025, to act on the plan.

o. Approval to pay invoices from all funds: Total - \$1,131,474.10

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

Lancaster Library Presentation – Jon Heinly, Director of Donor Advising

Mr. Heinly shared circulation statistics, programming currently available at the library, and programs they hope to offer in the future. He spoke on the 2026 budget and funding sources for library services. Ms. Hitchens noted several times Lancaster Library resources assisted with Township recreation programs. In particular, the mobile library, operated by Mr. Matthew Bushong, provided weekly themed book bundles, provided telescopes for the night sky event, and led a STEM activity for Summer Playground students. Supervisors discussed possible changes to library contributions. These changes would provide 25% of the funds (\$2.50 per capita) to Lancaster Library and the remaining 75% to the four top libraries used by East Lampeter Township residents based on circulation numbers.

LEMSA Presentation – Bob May, Executive Director

Mr. May shared current service statistics. LEMSAs has 64 vehicles and 219 employees. East Lampeter Township averages 5 calls per day. Challenges LEMSAs is facing are reimbursement, workforce shortages, and safety of staff. Mr. May requested the same funding allotment in 2026 that was provided in 2025, \$56,000.

Pension Plan Investment Presentation – Morgan Stanley

Mr. Williard provided an overview of Township pension plans including the changes in rate of return, and the impacts of inflation over the past several years. Mr. Demme asked if changes to the investment percentage would change the investment strategy. Mr. Williard said there would not be significant changes.

Old Business

a. None

New Business

a. #2025-07 Stormwater Management Plan for Fisher at 785 Hartman Station Road

Mr. Chris Wiley of WLA presented the project which is to construct a single-family dwelling in the form of a barn-dominium, combining a garage horse barn, and living space. The Fishers are also proposing an accessory structure to be used for agricultural purposes. The 2000 conservation easement was recently updated and received approval from the Lancaster Farmland Trust. The applicant is requesting several waivers related to stormwater, all of which have been supported by

the Township Engineer. Mr. Wiley reviewed comments from the Township Engineer review letter dated 6/24/25 and variances approved by the Zoning Hearing Board.

Mr. Thornton moved to approve the plan subject to finalizing the operations and maintenance agreement, the curb and sidewalk deferral agreement, and the June 24, 2025, David Miller/Associates letter. Mr. Gallagher seconded. The motion carried.

b. #2025-08 Stormwater Management Plan for FedEx at 1851 Colonial Village Lane

Mr. Jesse Cokeley reviewed the project which was previously before the Board for a waiver of land development subject to this stormwater management plan. The applicant received the 9/12/2025, David Miller/Associates letter and can comply with all comments. The applicant has proposed additional parking areas and reconfiguration of the stormwater management facilities on the site. The operation and maintenance agreement will be executed.

Mr. Meyer moved to approve the plan subject to the September 12, 2025, David Miller/Associates letter, seconded by Mr. Gallagher. The motion carried.

c. #2025-16 Subdivision Plan for Lutheran Church at 750 Greenfield Road

Mr. Chris Venarchick of RGS Associates reviewed the project. The applicants, the Lutheran church and the High Foundation, plan to subdivide the property to leave the church a 2.3-acre parcel on the east and create a 3.6-acre lot to the west. The High Foundation would like the lot to be the future home of the High Foundation, but no improvements towards that are included in this project.

Mr. Meyer moved to approve the plan subject to the August 26, 2025, David Miller/Associates and August 22, 2025, LCPC letters, seconded by Mr. Thornton. Ms. Hitchens noted the shared parking easement, as part of existing conditions, does not require land development. The motion carried.

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

The applicant could not attend this meeting and asked for action on this matter to be tabled.

Mr. Meyer moved to table, seconded by Mr. Gallagher. The motion carried.

e. #2025-21 Waiver of Land Development and Stormwater Management Plan at 219 Witmer Road

Mr. Steve Gergley of Harbor Engineering reviewed plans to add a new entrance to the front of the building. The Planning Commission has recommended a waiver of land development. The applicant has submitted a stormwater management plan for the impervious area to be removed.

Mr. Thornton moved to approve the plan, subject to the September 9, 2025, David Miller/Associates letter, seconded by Mr. Gallagher. The motion carried.

Supervisors Discussion items

- a. Tow Policy, False Alarm Fee – No report given that there was not a quorum for the Emergency Services Committee meeting in August

b. Park Foundation

Recreation Director, Lisa Cleveland, reached out to the Lancaster Community Fund to find out if a park foundation could be established under the fund. The Community Fund advised there could be an Organizational Endowment Fund which requires a \$10,000 contribution within 5 years, of which 4% can be used on a yearly basis. There would be a 1% management fee. Staff continues to explore other options.

c. Other - None

Action Items

a. Hearing re: Ordinance to establish Business Improvement District Authority

The hearing opened at 8:27pm. Mr. Demme noted that while there has been interest, no one has committed to being a member of the Authority. The Authority members need to be on the articles of incorporation with the ordinance establishing the Authority. For this reason, no action was taken. The hearing will be readvertised when Authority members have been confirmed.

Mr. Meyer moved to close the hearing, seconded by Mr. Gallagher. The motion carried and hearing closed at 8:28pm. No further action was taken.

b. Approval of 2026 Pension Plan MMO Calculations

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

c. Reappointment of Scott Enterline as a member of the Zoning Hearing Board with term ending November 12, 2028

Mr. Meyer moved to reappoint Scott Enterline to the Zoning Hearing Board, seconded by Mr. Thornton. The motion carried. Mr. Meyer thanked Mr. Enterline for agreeing to be reappointed.

d. Reappointment of Jim Glick as an alternate member of the Zoning Hearing Board with term ending October 2, 2027

Mr. Gallagher moved to reappoint Jim Glick as an alternate member of the Zoning Hearing Board, seconded by Mr. Thornton. The motion carried.

e. Reappointment of Alex Reedy as an alternate member of Zoning Hearing Board with term ending October 2, 2027

Mr. Thornton moved to reappoint Alex Reedy as an alternate member of the Zoning Hearing Board, seconded by Mr. Meyer. The motion carried.

f. Reappointment of Caleb Ringelberg as an alternate member of the Zoning Hearing Board with term ending October 2, 2027

Mr. Meyer moved to reappoint Caleb Ringelberg as an alternate member of the Zoning Hearing Board, seconded by Mr. Gallagher the motion carried.

- g. Request for Hand in Hand Fire Company to assist at the Strasburg Borough Annual Halloween Parade on October 30, 2025, beginning at 6:00pm
- h. Request for Hand in Hand Fire Company to assist at the East Petersburg Community Day on Saturday September 20, 2025, beginning at 7:45am

Mr. Thornton moved to approve both items G and H in one motion for the Hand in Hand Fire Company to assist with the Strasburg Borough Annual Halloween Parade and the East Petersburg Community Day. Mr. Gallagher seconded. The motion carried.

- i. Determine a meeting date for the Budget Workshop

The Budget Workshop was scheduled for Tuesday, October 28, 2025, at 2:00pm.

Manager's Report

- a. MS4 Update

Ms. Hitchens reported that PA DEP has approved the Revolving Water Fund. Subsequently, the Pollution Reduction Plan has been resubmitted to PA DEP for final approval. Additionally, the stream bank restoration project at Flory Park and 93 Strasburg Pike is moving forward. The project will reduce sediment by 73,000 pounds. Construction will be done through the Lancaster County Conservation District.

Public Comment (non-agenda items only)

Mr. Denlinger asked why the Rockvale developer was allowed to pay a fee, rather than conduct a traffic study. Mr. Demme noted the Board was split on the matter and the initial study showed no more than 10% increase from the original traffic for Rockvale. Ms. Hitchens noted Route 30 has adaptive traffic lights to accommodate changes in traffic. Mr. Denlinger said he hopes the Township and East Lampeter Sewer Authority do not bend to developer wants.

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

Adjournment

Mr. Meyer moved to adjourn, seconded by Mr. Thornton. The motion carried and meeting adjourned at 8:46pm.

Next Regular Meeting – Monday, October 6, 2025, 7:00pm