

EAST LAMPETER TOWNSHIP
PLANNING COMMISSION MINUTES
2250 Old Philadelphia Pike, Lancaster, PA 17602

August 12, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, August 12, 2025, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA. A statement of recorded meetings was played for all in attendance. Chairman Randy Patterson called the meeting to order at 7:00 p.m., followed by the Pledge of Allegiance. Other members present in the meeting room were Ms. Sarah Rider, Mr. Jansen Herr, and Mr. Jon Thompson. Township staff present included Mr. Jacob Bowen, Director of Planning/Zoning, and Ms. Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Elaine Stoltzfus-Keystone Wood Specialties
Nicholas Stoltzfus – KWS
Jeremy Porgue-KWS
Nick Wagner
Molly Hughes- Red Barn Consulting for Goods Real Estate
Josh Swope- Saxinger & Associates, Inc

Public Present via ZOOM:

None

Minutes:

The minutes of the July 8, 2025, Planning Commission meeting were approved with minor corrections, with Mr. Jansen Herr making a motion to approve the minutes which was seconded by Mr. Jon Thompson. The motion carried unanimously.

Old Business:

New Business:

a. #2024-17 – Land Development Plan for Goods Real Estate at 2448 Old Philadelphia Pike

-Ms. Molly Hughes presented the Land Development Plan for Goods Real Estate. Ms. Hughes noted this property is the old Cow Town Site on Old Philadelphia Pike. Their plan is to remove the barn and build a landscaping/composting supply facility. There will be a small retail office space in the front, and in the back will be storage and loading area for the materials. The house and the barn for the house will stay, but the Cow Town barn will be demolished, and a new building will be built. Ms. Hughes informed the Planning Commission that they received a zoning variance to operate business on this site. Mr. Randy Patterson asked Ms. Hughes to address the points in the letter from DAVID MILLER & ASSOCIATES dated May 22, 2025 and the LCPD letter dated August 2024, for the requests of modifications and waivers. Ms. Hughes informed

Planning Commission that they did reply to the DAVID MILLER & ASSOCIATES letter on June 10th, 2025. There was some discussion, as Ms. Hughes went through the DAVID MILLER & ASSOCIATES letter. Ms. Hughes is requesting the waiver of the preliminary plan, and to have the plan filed as a final plan. They are also requesting a deferral for the sidewalk placement on both sides of the street in front of the house. She noted challenges due to elevation challenges and a historic stone wall. Ms. Hughes also addressed the modification of the 5ft strip requirement, and is proposing a two foot wide strip that was the grass strip between the sidewalk and the curb. Mr. Patterson clarified that, Ms. Hughes is asking for a waiver of the right of way /cartway width and the recommendation is a denial of the waiver but a deferral of the requirement to make improvements until such time as the Township would ask that those improvements be done. Mr. Jon Thompson asked for clarification for the use of the onsite well. Ms. Hughes noted that the well would only be used for a backup source for water. Ms. Rider asked if there was only one access for the property, and Ms. Hughes confirmed there is only one entrance. Mr. Jacob Bowen informed the Planning Commission that Township has had conversations with PennDOT about the intersection where this property sits.

Ms. Rider made a motion to approve and forward the plan to Board of Supervisors, subject to complying with the DAVID MILLER & ASSOCIATES letter dated May 22, 2025 and the LCPD letter dated June 12, 2024. The waiver request related to road widening and right of way width, Planning Commission denies the waiver but recommends granting a deferral until a time when the East Lampeter Township Board of Supervisors directs that installation of the road widening and right of way occur. Mr. Thompson seconded the motion, and the motion carried unanimously.

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

- Mr. Josh Swope, with Saxinger & Associates, Inc presented the project for Keystone Wood Specialties. Mr. Swope informed the Planning Commission they are looking for a waiver of Land Development for this project. The Keystone Wood Company is looking to replace their air handling system and will require some disturbance and concrete paths. Mr. Swope noted these improvements aren't really directed towards Land Development, and they would like to make a full stormwater plan instead. Mr. Jacob Bowen gave some background information about the project noting Township staff and the Township Engineer determined in a previous meeting with the applicant that a Stormwater Management Plan would be required, but there is no proposed additional impact from the proposed project. Mr. Swope noted the new air-handling system will help with dust and better air quality for the business.

Mr. Jansen Herr made a motion to approve and forward the plan to Board of Supervisors, and Ms. Sarah Rider seconded the motion. The motion carried unanimously by voice vote.

Briefing Items:

a. #2025-16 – Subdivision Plan for the High Foundation at 750 Greenfield Road

-Mr. Jacob Bowen presented the Subdivision Plan for the High Foundation, informing the Planning Commission that the Foundation is looking to subdivide the land from the existing church. They are proposing to create a 3.6-acre lot. This is for the offices for their foundation, as well as a shared parking agreement with the church. Mr. Randy Patterson informed the Planning Commission that he will have to recuse himself for this plan, because he is a member of the church and helped to negotiate the sales agreement for this.

b. #2025-17 – Land Development Plan for Greenfield Road Owner LLC at 143 Pitney Road

-Mr. Bowen summarized the Land Development Plan for 143 Pitney Road. He noted the proposal is for site access, and fencing for the electric substation at the proposed data center in Lancaster City. Township will be reviewing site improvements for the small parcel located within the Township.

Other Business:

a. Comprehensive Plan

-Mr. Bowen informed the Planning Commission that last month there was a Public Outreach Meeting at the Community Park, which had a small turnout of residents, and Township was also at National Night Out. The goal is to try to do more public outreach and try to have the community take a survey about how they would like to see the Township improve and grow.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Mr. Jon Thompson, with all voting in favor, the meeting was adjourned at 7:38pm. The next Planning Commission meeting will be held on Tuesday, September 9, 2025, at 7:00 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602 and via ZOOM, check the Township website at www.eastlampetertownship.org for more information.

Respectfully submitted,



Jacob Bowen

Director of Planning/Zoning