

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

September 9, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, September 9, 2025, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A statement of recorded meetings was played for all in attendance. Chairman Randy Patterson called the meeting to order at 7:00 pm followed by the Pledge of Allegiance. Other members present in the meeting room were Mr. Jansen Herr, Mr. Jason Dagen, and Mr. Jonathan Thompson. Township Staff present included Mr. Jacob Bowen, Director of Planning/Zoning Officer, and Leigh Obez, Administrative Assistant.

Public Present in Public Meeting Room:

Chris Venarchick – RGS Associates
Jeff Mylin-Paramount Contracting
Nick Wagner

Public Present via ZOOM:

None

Minutes:

The minutes of the August 12, 2025 Planning Commission meeting were approved, with minor corrections. Mr. Jansen Herr made a motion to approve the minutes which was seconded by Mr. Jon Thompson. The motion carried unanimously.

Old Business:

None

New Business:

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

-Mr. Chris Venarchick with RGS Associates presented the Subdivision Plan for the High Foundation at 750 Greenfield Road. Mr. Venarchick noted High Foundation is looking to purchase the property from the current landowner with no proposed improvements as part of the plan. They would be acquiring the property then decide on how to move forward. They would be taking the single lot, and dividing it into two lots. There would be one residual lot where the church remains with 2.3 acres, and the new proposed lot would be 3.6 acres. Mr. Thompson asked if there any traffic impacts to Greenfield Road immediately as it relates to the Subdivision? Mr. Venarchick said no, since they are not proposing a new building where it would be adding to the traffic. Mr. Thompson asked if the High Foundation is looking to use the parking lot before any future development. Mr. Venarchick stated they are looking only to acquire the land and the church project would be provided with mutual benefit by receiving additional funds. There was some discussion about the David Miller and Associates review letter and LCPD letter.

Mr. Jason Dagen made a motion to approve and forward the Subdivision Plan to Board of Supervisors, according to the David Miller and Associates letter dated August 26, 2025, and the

LCPD letter dated August 22, 2025. Mr. Jonathan Thompson seconded the motion, and the motion carried unanimously by voice vote.

(Note: Chairman Randy Patterson recused himself from the project stating he is a member of the church and was involved in negotiating the sales agreement.)

b. #2025-23 – Waiver of Land Development Request for Paramount Contracting at 219 Witmer Road

-Mr. Jeff Mylin the owner of Paramount Contracting, presented the Waiver of Land Development plan for 219 Witmer Road. He noted they are planning to do a façade improvement and add a concrete pad with some pavement being removed on the site. Mr. Jacob Bowen informed the Planning Commission that Township staff did meet with David Miller and Associates and recommended the Waiver of Land Development. Mr. Bowen also informed the Planning Commission the applicant also submitted a Stormwater Management Plan for this project. The Stormwater Management Plan will go before the September 15, 2025 Board of Supervisors meeting.

Mr. Jon Thompson made a motion to approve the Waiver of Land Development Plan, and Mr. Jason Dagen seconded the motion. The motion carried unanimously by voice vote.

Briefing Items:

-Mr. Jacob Bowen informed the Planning Commission that there are a few projects that will be coming before Planning Commission in the future that were previously presented as briefing items.

Other Business:

a. Comprehensive Plan

- Mr. Jacob Bowen informed the Planning Commission that a rough draft of the Comprehensive Plan has been provided to the Steering Committee and are hoping to improve the draft. They are expecting to have a copy for the Planning Commission to review at the October 14, 2025 Meeting. He noted the Township continues to do public outreach including the public survey.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Mr. Jason Dagen, with all voting in favor, the meeting was adjourned at 7:17 pm. The next Planning Commission meeting will be held on Tuesday October 14, 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,

A handwritten signature in black ink, appearing to read 'J. Bowen', written over the printed name.

Jacob Bowen

Director of Planning/Zoning