

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

October 14, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, October 14, 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, Ms. Sarah Rider and Mr. Jonathan Thompson. Township Staff present included Mr. Jacob Bowen, Director of Planning/Zoning Officer, and Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Nick Wagner

Cheryl Love- ELA Group

Claudia Shank- McNees, Wallace & Nurick

Doug Parkins- EG Stoltzfus

Ron Hershey-Hershey Surveying

Public Present via ZOOM:

None

Minutes:

The minutes of the September 9, 2025 Planning Commission meeting were reviewed, and 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. #2025-17 – Land Development Plan for Greenfield Road Owner LLC at 143 Pitney Road

-Ms. Cheryl Love with the ELA Group presented the Land Development Plan for 143 Pitney Road. She noted the plan is for the PPL switchyard on the northeastern site of the Donnelly Plant along Pitney Road. She also noted the plan will upgrade the existing infrastructure for electricity in the area and improve transmission. The project will replace an existing substation that will have the existing fence replaced. The existing infrastructure does cross through some easements and feeds the existing substation that fed the Donnelly Plant. There will be a gravel drive with gates surrounding the new switchyard along with a 10 ft high fence surrounding the switchyard per utility regulations. The switchyard will be on its own lot and set back 160 ft from the right of way. The switchyard will sit on a 6-acre lot created by a subdivision, which after recording PPL will take ownership of the property. Ms. Love noted that her team met with the Township early in the project and addressed the issue of preventing traffic through the site with the exception of emergency access to the neighboring site (*neighboring site is the proposed data center in Lancaster City*). Ms. Love went through the review letter from David Miller and Associates dated September 29 with Planning Commission. In the conversation Ms. Love addressed each comment from the letter with most items being either addressed or in the process of being finalized. Mr. Patterson asked Ms. Love if the deferral would be assigned to PPL or Greenfield Road Owner LLC? Ms. Love stated that she believes it will be the Greenfield Road Owner LLC.

Mr. Jon Thompson made a motion to forward the Land Development Plan for Greenfield Road Owner LLC to the Board of Supervisors, subject to the Township satisfactory review of the information that was provided October 14, 2025, also subject to all the waivers, modifications, and deferrals outlined in the David Miller & Associates letter dated September 29, 2025, and the LCPD dated September 29, 2025. Ms. Sarah Rider seconded the motion, and the motion carried unanimously by voice vote.

b. #2025-27– Subdivision Plan deferral of review for Eli S. & Nancy L. King at 500 Strasburg Pike

-Mr. Ron Hershey with Hershey Surveying presented the Subdivision Plan Deferral for 500 Strasburg Pike. Mr. Hershey gave a synopsis of the project noting that a portion of the property is in East Lampeter Township with the majority of the property located in West Lampeter. It was noted that Mr. Eli King owns the property, and his son is looking to purchase a 15-acre portion of the property in West Lampeter Township where there is currently a

barndominium and add 10 acres to Mr. Eli King's property as a lot add-on. The one parcel "A" is in West Lampeter, which would be added to Mr. Eli King's property. The land that is being added to Mr. King's current property will be farmland with no improvements being proposed. Mr. Bowen noted that all existing improvements are located with West Lampeter Township and does not see any issues with the project being deferred to West Lampeter.

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

Briefing Items:

a. #2025-25 – Subdivision Plan for Samuel F & Rachel S Stoltzfus at 91 N. Soudersburg Road

- Mr. Jacob Bowen presented the Subdivision Plan for Samuel F & Rachel S Stoltzfus 91 N. Soudersburg Road. He noted this is a 70-acre farm and is split between East Lampeter Township and Leacock Township. They will be creating an entirely new lot, which is about 20 acres within East Lampeter Township.

b. #2025-26 – Subdivision and Land Development Plan for Kaufhold Real Estate, LP at 2195 Old Philadelphia Pike

-Mr. Jacob Bowen presented the Subdivision Plan for Kaufhold Real Estate, LP 2195 Old Philadelphia Pike. Mr. Bowen informed the Planning Commission that this property is now all zoned I-1 Light Industrial. This will involve the demolition of multiple structures, lot consolidation of multiple lots, the construction of a new 34,500 ft structure and a new parking lot and stormwater facilities.

Other Business:

a. Informal Rezoning Discussion

- Ms. Claudia Shank with Mcnees, Wallace & Nurick and Mr. Doug Perkins with EG Stoltzfus spoke about the Rezoning they are hoping to pursue. She noted that Township staff recommended that they present as an informal discussion before a formal submission. The property is 474 Mount Sidney and Lot 1A Mount Sidney. There are two adjoining tracts of land that EG Stoltzfus owns. The larger parcel is where EG Stoltzfus has offices. There is a single-family dwelling on one parcel, closer to Mt. Sidney Road. The other buildings on the lot will be demolished to make way for residential use. Ms. Sarah Rider asked for clarification of where the roads are on the map with the parcels. Ms. Shank showed where the roads surround the properties. If the rezoning was approved, there would be about 10 residential lots. Mr. Perkins gave some history of the property and informed the Planning Commission about the home

which is on the one lot will stay where it is. Mr. Jansen Herr inquired about the traffic impact if the rezoning is approved and homes would be built due to difficult sight lines. Mr. Perkins said they are further away from the hill on a similar development on Mt. Sidney and are extending curbing and sidewalks. Mr. Jonathan Thompson also raised concerns about the added traffic, and school traffic onto one collector road. Mr. Patterson asked if this was rezoned to Village Residential, would it be marketable for other uses? Mr. Perkins said yes but would just continue with single family homes. Ms. Rider noted there should be communications with the school district about the potential influx of new students with the new homes. Mr. Bowen also suggested talking to the school district regarding possible access points to their site. Mr. Jonathan Thompson agreed with looking into alternate traffic sources.

b. Comprehensive Plan

- Mr. Bowen informed the Planning Commission that a draft of the compressive plan may be before the Planning Commission at their November meeting.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Ms. Sarah Rider, with all voting in favor, the meeting was adjourned at 7:46 pm. The next Planning Commission meeting will be held on Tuesday, November 18, 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