

AGENDA
EAST LAMPETER TOWNSHIP
2250 OLD PHILADELPHIA PIKE
BOARD OF SUPERVISORS
Monday, November 10, 2025 – 7:00 PM

1. Call to Order, Ethan Demme - Chair
2. Pledge to the Flag
3. Public Comment (non-agenda items only)
4. Consent Agenda:
 - a. Approval of November 10, 2025, Board of Supervisors meeting agenda
 - b. Approval of Minutes of Monday, October 20, 2025, Regular Meeting
 - c. Approval of Minutes of Tuesday, October 28, 2025 Budget Workshop
 - d. Financial Security Release #2021-28 Sundance Car Wash Land Development Plan at 1728 Lincoln Highway East
 - Township Engineer letter of 10/27/2025 recommends a release of \$10,255.92 from financial security leaving a total of \$0, subject to payment of all escrow fees.
 - e. Time extension for recording of conditionally approved Land Development Plan #2023-20 Dutch Wonderland at 2249 Lincoln Highway East
 - The consultant has requested an additional 120 days to record the plan. Additional information is being provided by a subconsultant to address the retaining wall design for the water park.
 - f. Time extension for recording of a conditionally approved Land Development Plan #2024-17 Good's Mulch at 2448 Old Philadelphia Pike
 - The consultant has requested a 30 day time extension to record the plan. This would result in an extension to December 10, 2025, it is suggested that the Board grant a time extension through December 16, 2025 so that if another time extension is required, such could be requested at the last meeting of the year on December 15, 2025.
 - g. Time extension for recording of conditionally approved Land Development Plan #2024-22 Rockvale Parcel #5 at 35 South Willowdale Drive
 - The consultant has requested a time extension to record the plan to May 26, 2026 in order to work through the sewer improvements with ELSA. The Board meeting dates for 2026 have not yet been published, thus action must be taken by May 26, 2026 or the plan shall be deemed denied.
 - h. Time extension for action #2025-05 Cocalico Creek Land Development Plan at 2331 Lincoln Highway East

- The consultant is granting the Township an additional 120 days for review and approval of this project. Should the Township not act on this plan by March 11, 2026 the plan shall be deemed denied.
- i. Approval to pay invoices from all funds: Total - \$326,332.37
 - \$39,376 to Lancaster Sewer Authority for sewer billing July-September
 - \$27,052 to Traffic Planning Design for Lancaster Heritage Pathway study
- 5. Old Business
 - a. None
- 6. New Business
 - a. None
- 7. Supervisors Discussion items:
 - a. Tow Policy, False Alarm Fee – Draft changes to the policies will be provided to the Emergency Services Committee at their November 20, 2025 meeting for comment and then brought back to the Board of Supervisors.
 - b. Line Painting Policy – No report
 - c. Park Foundation – No report
 - d. Other
- 8. Action Items:
 - a. Approve revised 2026 MMO for non-uniform pension
 - b. Approve new AFSCME agreement for years 2026-2027-2028
 - c. Approval of easements: Lincoln Highway Streetscape Phase 3 project
 - d. Accept text amendment application from Keystone Custom Homes for the Optional Density Incentive provisions within the East Lampeter Township Zoning Ordinance and authorize distribution to planning partners
 - e. Accept rezoning application from E.G. Stoltzfus for property located at 474 Mount Sidney Road and authorize distribution to planning partners
 - f. Resolution for the destruction of financial files
 - g. Appoint Ryan Martin to the Planning Commission with a term ending November 19, 2029
 - h. Authorize the advertising of the 2026 Budgets for Public Inspection
- 9. Manager's Report
 - a. Draft Sewer EDU Transfer Policy
 - b. Pollution Reduction Project at Flory Park and Strasburg Pike properties
- 10. Public Comment (non-agenda items only)

11. Adjournment

Next Board of Supervisors Meeting, Monday, December 1, 2025, 7:00 pm
Last Board of Supervisors Meeting for 2025, Monday December 15, 2025, 7:00pm