

EAST LAMPETER TOWNSHIP

PLANNING COMMISSION MINUTES

2250 Old Philadelphia Pike, Lancaster, PA 17602

November 18, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, November 18, 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, Ms. Sarah Rider, Mr. Jason Dagen, 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

Christopher Peters- CV School District

Barb Huber

Arlen Huber

Ken Johnson- CV School District

Ryan Schuster

**Public Present via ZOOM:**

Janelle Glick

Kathy Cody

**Minutes:**

The minutes of the October 14, 2025, Planning Commission meeting were approved, with minor corrections. Mr. Jansen Herr making a motion to approve the minutes which was seconded by Mr. Jon Thompson. The motion carried unanimously.

**Old Business:**

None

**New Business:**

**a. #2025-14 – Land Development Plan for Conestoga Valley School District at 845 Hornig Road**

-Mr. Ryan Schuster from KW Engineering presented the Land Development Plan for CV School District at 845 Hornig Road. Mr. Christopher Peters and Mr. Ken Johnson were also in attendance for CV School District. They are proposing a small addition to the back of the school as well as site and stormwater improvements. There was some discussion about the latest review

letter from David Miller and Associates. Mr. Schuster discussed the parking requirements, which based on the school size and number of staff, 181 spaces are required. He noted the location currently has 110 spaces as an existing nonconformity, and the new plan shows an additional 36 spaces making 146 spaces total. Mr. Dagen asked for some clarification about the staff and students increasing or staying the same at the school, since they are building new homes close to the school building. Mr. Ken Johnson noted that the number of overall students in the school district has been slowly decreasing. Mr. Johnson said they are trying to move some students around to the other CV schools to help balance the schools along with the moving of 6<sup>th</sup> grade from the elementary schools to the new middle school. He also noted that the project will bring conditions of the school up to modern standards. Ms. Rider asked about the number of employees at the school, since the plan states 60 employees. She was wondering if that would be CV School employees or contract employees? Mr. Johnson noted that the number includes full-time staff. Ms. Rider stated that she asked because of parking concerns at the school related to people parking in neighborhoods and grass, located across the street from the school. Ms. Rider noted there should be additional parking added to this plan to help with congestion at the school to address parking issues during events. Mr. Johnson noted that there are often underutilized parking spaces to the rear of the property. Mr. Jason Dagen also expressed concern about the parking at the school. Ms. Rider also asked if there could be a school zone sign or something similar to help slow traffic down on the road. Mr. Johnson informed the Commission that they are looking to get a flashing slowdown sign for the crosswalk areas. There was further discussion about the Stormwater easement that the proposed building addition encroaches in. Mr. Schuster noted that they are proposing to terminate the easement and add a new one that routes around the new addition building. Mr. Patterson inquired if the proposed easement had been reviewed by the Township, which Mr. Schuster noted the new easement has not, but the Township is aware of the proposed change through conversations. Mr. Patterson asked if county comments had been addressed. Mr. Schuster noted the comments had been addressed. There was some discussion about the sidewalk and curb deferral for the school. Ms. Rider asked for clarification to why sidewalks will not be constructed along Hornig Road. Mr. Schuster noted that the sidewalks would be constructed at a later date and through the school property due to the grade difference.

Ms. Rider made a motion to defer and ask for additional clarification on the drainage situation/easement, and parking situation, and Mr. Jon Thompson seconded the motion. The motion carried with a vote of 3-1 with the chairman not voting. Mr. Schuster asked for clarification on what the Commission would like to see when they come back, and Mr. Patterson said that the concern is that there is still insufficient parking at the school, explaining the number they would be expected to provide is 180 parking spaces, and the plan shows 146. Also, the concern about no sidewalks on Hornig Road. Ms. Rider would like to see where staff would park, parents would park etc., something that shows a plan where staff would park. Mr. Bowen informed the Commission that the planned current time extension for review expires December 7<sup>th</sup>, so they would need to request a new time extension. The vote for the deferral of action carried.

**b. #2025-29 – Waiver of Land Development Plan for Ronks Auto Sales and Service LLC at 2790 Lincoln Highway East**

-Mr. Arlen Huber and Mr. Barb Huber presented the Waiver Land Development Plan for Ronks Auto Sales and Service LLC. They are looking to add an 8x 12 wooden shed to be placed on the southwest corner of their lot. This would be placed on one parking space. It would be used



for storage for their snowblower, mowers etc. Mr. Patterson noted that the project is just for a request of waiver of Land Development. There would be no change in the impervious area. Mr. Jon Thompson asked about the pole frame structure on the property, and Mr. Huber said that will stay where it is. He also asked about the parking situation, and the cars on the grass. Ms. Huber & Mr. Huber said that it depends on how busy they are, and that some cars are projects. Mr. Thompson asked because the shed will take up parking spaces, and said they have a lot of parking spaces, but if they get busy will they have enough parking? Ms. Huber noted there is enough and are looking to retire at the end of next year by switching to just car sales. Mr. Bowen informed the Commission that the Hubers also had been in front of the Zoning Hearing Board and were approved for the shed as expanding a nonconforming use with a decision issued December 7<sup>th</sup>. Ms. Rider asked for clarification on the Zoning Hearing Board case. Mr. Bowen clarified that the auto repair business is a nonconforming use within the (AG) Agricultural Zoning district, with the proposed shed being considered an expansion of that use.

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

**Briefing Items:**

**a. #2025-28 – Zoning Text Amendment to the Optional Density Incentive Overlay district for Keystone Custom Homes Inc and Brookfield Development Corp.**

-Mr. Bowen informed the Planning Commission that the applicants are looking to change the ratio of the units for the mixed-use vs single family and a text amendment for some of the bulk regulations, setbacks and lot coverage areas.

**b. #2025-30 – Application for rezoning for E.G Stoltzfus Land LLC at 474 Mount Sidney Road**

- Mr. Bowen informed the Planning Commission that they will see the applicants at a future meeting at the January meeting.

**Other Business:**

**a. Recognition of Commissioner Jason Dagen**

-Chairman Randy Patterson recognized Mr. Jason Dagen, who served his two-year term on Planning Commission. Township thanked Mr. Dagen for his service, and he will be missed.

**b. Comprehensive Plan**

-Mr. Patterson informed the Planning Commission that this will be before them at the December 9<sup>th</sup> meeting.

**Adjournment:**

On a motion by Mr. Jason Dagen and seconded by Mr. Jansen Herr, with all voting in favor, the meeting was adjourned at 8:01 pm. The next Planning Commission meeting will be held on Tuesday, December 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](http://www.eastlampetertownship.org) for more information.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'JB', written over a horizontal line.

Jacob Bowen

Director of Planning/Zoning