

EAST LAMPETER TOWNSHIP

PLANNING COMMISSION MINUTES

2250 Old Philadelphia Pike, Lancaster, PA 17602

December 9, 2025

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, December 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, Ms. Sarah Rider, Mr. Ryan Martin, 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:

Ken Johnson- CVSD
Christopher Peters- CVSD
Ryan Schuster- K&W Engineering

Public Present via ZOOM:

None

Introduction of Commissioner Ryan Martin

Mr. Jacob Bowen introduced Mr. Ryan Martin, the newest member, joining Planning Commission. Mr. Bowen provided background information on Mr. Martin noting he is a lifelong resident of Lancaster County, and a business owner of two businesses in Downtown Lancaster. Mr. Bowen stated this will be Mr. Martin's first time serving with local government with experience serving on Boards and Committees, such as the Lancaster County Community Foundation, advisory committees such as the Economic Development Company of Lancaster and Lancaster History, and the marketing advisory committee for the Chamber of Commerce. He is also serving on the Executive Board of the Lancaster County Farm Trust. Mr. Martin's term will expire November 19, 2029 with the Planning Commission.

Minutes:

The minutes of the November 18, 2025 Planning Commission meeting were approved, with minor corrections. The motion carried unanimously.

Old Business:

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

Mr. Ryan Schuster, with K & W Engineering, presented this plan. Planning Commission had asked that they add additional parking and review a few other concerns they had. K & W Engineering revamped their plan to address parking issues, the stormwater plan and a sidewalk concern. They added an additional 16 permanent spaces plus 11 spaces, that could be used for event parking if need be. Mr. Patterson asked Mr. Schuster to go through the original David Miller & Associates letter from December 2nd, 2025, and speak about the changes they were making and to let Mr. Ryan Martin know about the Land Development Plan they are working on. Mr. Schuster explained that they are looking to build an addition to the back of Fritz Elementary School. The addition would not increase students or staff. The plan will also reconfigure the parking lot as well as parking both north and to the south, stormwater enhancements, and sidewalk enhancements. When this project was presented to Planning Commission last month, the sidewalk was a deferred item, however the sidewalk is now part of the project. The sidewalk addition will now come up and go around Horning Road and then connect to the corner of the property line. Ms. Rider asked if they added more parking around the bus loop, and Mr. Peters said the bus loop parking is not hard stripped. It would be for after-hours parking. Mr. Patterson asked about the parking situation, across the street in the neighborhood. Mr. Johnson said they were talking about putting up signs or numbering parking spaces at the school, so that people know where to go. Ms. Rider asked why people don't park in the actual lot in the back, and Mr. Johnson said people just don't want to walk from the lot.

Ms. Rider made a motion to approve and forward the plan to Board of Supervisors, subject to the comments in the December 5, 2025 David Miller Associates and the Lancaster County Planning Department letter, and the waiver and modifications set forth in that letter. Mr. Jansen Herr seconded the motion, and the motion passed.

New Business:

None

Briefing Items:

- a. #2025-31 – Land Development Plan for Clark Associates at 2257 Old Philadelphia Pike

-Mr. Bowen informed the Planning Commission that the recently approved Land Development plan for Clark will be modified and they will bring a new Land Development plan to Planning Commission. This will add a 5,000 sq ft building, which will be in a small spot in the solar field. This will be seen at a future meeting.

Other Business:

a. Comprehensive Plan

Mr. Patterson opened the floor for Planning Commission to discuss any concerns they may have about the Comprehensive Plan. Mr. Bowen informed the Commission that the consultant for the Comprehensive Plan will be at the January 13, 2025, meeting so if there are any questions or clarifications needed, they can be addressed at the meeting. There was some discussion about grammatical errors and other minor concerns. Mr. Patterson said under "Recommendations" "in the infrastructure section of the plan, there were no recommendations shown. Mr. Patterson noted the Bridgeport plan has a lot of infrastructure and should be placed under that heading. Mr. Patterson is also concerned about the housing, that there isn't enough buildable land. With a 4-acre site, you aren't able to get a lot of housing to meet the demand. Mr. Patterson stated concerns about the Urban Growth Boundary not changing significantly, that we didn't add any additional sites that could be mixed use. Mr. Thompson expressed interest in the redevelopment opportunities. Mr. Bowen noted that one of the themes in the Comprehensive Plan is redeveloping within the Urban Growth Boundary. Mr. Patterson also brought up that one of the challenges of redevelopment is if you increase housing density, you may get push back from existing residents in those districts. There was also discussion about the Business Improvement District on route 30, and the idea of redeveloping the hotels as housing. Mr. Bowen noted that from his own staff comment that there is no consensus on having housing in the commercial districts. Mr. Ryan Martain asked for clarification on requirements notifying a property owner if their property is to be added within the Urban Growth Boundary. It was noted there are no requirements. Ms. Rider asked if it would be a negative to be added to the Urban Growth Boundary. Mr. Patterson said it may depend on where you are in life, if you want to increase revenue for your property, being included in the Urban Growth Boundary would be to your benefit because that's where developers will look, since the infrastructure is already there. Mr. Jansen Herr asked for clarification about the future use of Smoketown Elementary as it was referenced within the plan. Mr. Bowen noted that the steering committee had discussed using the school as a recreation center in the future as there is none in the township. Mr. Patterson noted that a recreation center has been discussed for decades within the township. There was also some discussion about building affordable housing, and rental costs in the county. It was noted that affordable housing in East Lampeter Township is limited and people who work in the township, as in people who commute to East Lampeter Township for work, don't live in the township. There's about 90% of people who work somewhere in this township, who commute from outside the township. There was some discussion about why that is, and about affordability of housing.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Mr. Jon Thompson with all voting in favor, the meeting was adjourned at 8:01 pm. The next Planning Commission meeting will be held on Tuesday, January 13, 2026, 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.eastlancetownship.org for more information.

Respectfully submitted,



Jacob Bowen

Director of Planning/Zoning