

## October 20, 2025

The East Lampeter Township Board of Supervisors met on Monday, October 20, 2025, at 7:00pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The statement of recorded meetings was played for all in attendance. Chairman Ethan Demme called the meeting to order at 7:00pm, followed by the Pledge of Allegiance. In addition to Chairman Demme, in attendance were Vice Chairman Mike Thornton, and Supervisors Mr. Roger Rutt, Mr. Ted Gallagher. Mr. Corey Meyer was absent. Also present in the meeting room were Ms. Tara Hitchens, Township Manager; Ms. Kimberly Piestrak, Assistant Township Manager and Ms. Rhiannon Eckinger-Seda, Administrative Assistant.

### Public Present

John Keylor – resident	Peter Wertz – EG Stoltzfus
Susan Snyder – resident	Ryan Boll – EG Stoltzfus
Nick Wagner – resident (via Zoom)	Ron Hershey – Hershey Surveying
Cheryl Love – ELA Group	Steven Gribble – Ronks Fire Company
Nick Stoltzfus – Keystone Wood Specialties	Pete Skiadas – S&K Investments

### Public Comment (non-agenda items)

Mr. John Keylor of Mount Sidney Road thanked staff for assistance and communication with PennDOT regarding revisions to road patching near his residence. Ms. Susan Snyder of Mount Sidney Road reported concerns with traffic on Mount Sidney Road. She feels that speeding vehicles and tractor trailer traffic create unsafe conditions for pedestrians. She is also concerned that the addition of more homes will make the traffic worse.

### Consent Agenda:

- a. Approval of October 20, 2025, Board of Supervisors meeting agenda
- b. Approval of Minutes of Monday, October 6, 2025, regular meeting
- c. Financial Security Reduction #2021-30 Greenleaf Plants Land Development Plan at 2369 Old Philadelphia Pike

The Township Engineer letter of October 13, 2025, recommends a reduction of #31,127.11 leaving a balance of \$6,611.88.

- d. Reinstatement and time extension for recording for #2024-18 Texas Roadhouse Land Development Plan at 2317 Lincoln Highway East

The consultant has provided the Township with a request to reinstate the conditionally approved plan of July 14, 2025, which would have needed to be recorded by October 12,

2025. In addition, the consultant has requested a 180-day time extension to record the plan. Action must be taken by April 18, 2026, or the plan shall be deemed denied.

- e. Time extension for action for #2025-18 for Jonathan Andrews Stormwater Management Plan at 2070 Creek Hill Road

The consultant has provided the Township with an additional 90 days to take action on the plan. Should the Board of Supervisors not take action by January 28, 2026, the plan shall be deemed denied.

- f. Approval to pay invoices from all funds: Total - \$901,955.73

Mr. Gallagher moved to approve the consent agenda, seconded by Mr. Rutt. The motion carried.

### **Informal Discussion of rezoning of property along Mount Sidney Road – EG Stoltzfus**

Mr. Peter Wertz and Mr. Ryan Boll were present to represent EG Stoltzfus. EG Stoltzfus would like to rezone 6.4 acres of land, currently zoned Ag, to Village Residential as adjoining parcels are zoned. This rezoning would also allow for 10 residential lots to be added, served by a cul-de-sac street. With the proximity to non-agriculture properties and the fact that the property is used for commercial business, EG Stoltzfus feels Ag zoning is no longer appropriate. The Township Planning Commission voiced support for the rezoning at the October 14, 2025, meeting. Staff and supervisors raised questions about tie-in to the neighboring development and walkability between the proposed residences and the school district. Supervisors would like a trail connection to be installed to help with safety and walkability. Mr. Thornton and Mr. Demme said the rezoning would be appropriate given the existing non-conforming use and zoning of adjoining properties. Ms. Snyder voiced concern about the lack of infrastructure in the area to support additional residences. Mr. Denlinger said he thought East Lampeter was trying to not lose Ag property. Mr. Demme responded that this property is an island of Ag zoning, surrounded by non-Ag properties and lacking the ability to be used for farming.

### **Old Business:**

- a. None

### **New Business:**

- a. Resolution Sewer Planning Module for Texas Roadhouse at 2317 Lincoln Highway East

Mr. Thornton moved to approve the resolution, seconded by Mr. Gallagher. The motion carried.

b. Resolution Sewer Planning Module for Lancaster Archery at 2195 Old Philadelphia Pike

Mr. Thornton moved to approve the resolution, seconded by Mr. Rutt. The motion carried.

c. Resolution Sewer Planning Module for Grofftown Interceptor Crossing Extension

Mr. Rutt moved to approve the resolution, seconded by Mr. Thornton. The motion carried.

d. #2025-17 Greenfield Road Owner LLC Land Development Plan at 143 Pitney Road

Ms. Cheryl Love of ELA Group was present to represent the project. The applicant is proposing to construct an expanded electric switch yard, substation, and stormwater facilities. The applicant is working closely with PP&L and the project will support community electric, as well as a planned data center. A resident asked about the size of the substation, how close it is to property lines, and if sound produced will impact nearby residences. Ms. Love reviewed the plans showing property lines and project dimensions. Sound produced will be within allowed levels.

Mr. Thornton moved to approve the plan, subject to the September 25, 2025, David Miller/Associates letter, seconded by Mr. Gallagher. The motion carried.

e. #2025-27 Eli S. & Nancy L. King Deferral of Subdivision Plan to West Lampeter Township at 500 Strasburg Pike

Mr. Ron Hershey of Hershey Surveying was present to represent the project. The applicant is proposing to subdivide 10.28 acres from the adjoining farm to their property. A small portion of the property is within East Lampeter Township with the majority in West Lampeter Township. East Lampeter Township will have signature blocks on the plan.

Mr. Gallagher moved to approve the plan subject to signature blocks being provided, seconded by Mr. Rutt. The motion carried.

### **Supervisor Discussion Items:**

a. Tow Policy, False Alarm Fee – drafts will be taken to Emergency Services Committee meeting in November

b. Line Painting Policy

Ms. Piestrak provided information on the draft policy update to provide consistent criteria for lines painted throughout the Township. The criteria are drawn from PennDOT publication 212. Staff and supervisors discussed the potential repainting to cover recently painted double yellow lines in the NormGraham development. Staff provided estimates of \$1,600 for Public Works to repaint, or \$2,400 for Alpha Control Space to repaint. Mr. Keylor voiced his disagreement with the double yellow lines painted in the NormGraham

neighborhood. Several supervisors discussed various pavement markings throughout the Township and what they feel are the impacts on traffic and pedestrians. Mr. Demme recommended at least 4 of the Publication 212 criteria be met before new lines are painted and consider interim traffic calming steps, such as painting outside white lines.

- c. Park Foundation – No report
- d. Other – None

**Action Items:**

- a. Approval of updated cooperation agreement with High Associates for RACP funding reflecting the additional funds received for the Greenfield North project site

Mr. Thornton moved to approve the agreement for the additional \$4 million in RACP funding, seconded by Mr. Rutt. The motion carried.

- b. Resolution for Local Share Account grand application for fire apparatus replacement for Lafayette and Hand-in-Hand Fire Companies

The resolution provides that either the Township Manager or Assistant Manager can execute an agreement, should funds be granted.

Mr. Gallagher moved to approve the resolution, seconded by Mr. Rutt. The motion carried.

- c. Appoint ESC Alternate for Lafayette Fire Company – Jeff Keens to fill the vacant term which expires January 2027

Mr. Thornton moved to appoint Jeff Keens to the ESC, seconded by Mr. Rutt. The motion carried.

- d. Accept lowest bid for replacement of Willow Road culvert – Miller Soil Solutions LLC at \$424,146.94

Supervisors discussed rebidding in 2026 to potentially obtain lower bids. Ms. Hitchens noted delays this would cause in construction for the one landowner who has provided an easement for the construction.

Mr. Rutt moved to accept the Miller Soil Solutions LLC bid at \$424,146.94, seconded by Mr. Thornton. The motion carried.

- e. Request for Lafayette Fire Company to assist with the Greenfield Whoville activities Thursday, December 4, 2025. This will be added to the list of workers compensation events for the fire company.

Mr. Rutt moved to approve Lafayette Fire Company assisting with Greenfield Whoville, seconded by Mr. Thornton. The motion carried.

**Manager's Report:**

a. Comprehensive Plan Update

Ms. Hitchens reported an updated version of the Comprehensive Plan was received. A complete document is unlikely by end of year, but progress is being made.

**Public Comment (non-agenda items)**

Mr. Denlinger asked about Leola Elementary and Lancaster Mennonite which were discussed at the last meeting as part of the Urban Growth Boundary. Ms. Hitchens noted that both properties have always been within the Growth Boundary. Mr. Denlinger also asked why the Township is focused on adding housing. Mr. Thornton said housing is an issue. He referenced the recent housing study which indicated 93% of people working in the Township commute to the Township. Supervisors noted the Board and Township focus on infilling developed properties and making property zoning as open as possible so land or properties that become available do not remain vacant due to restrictions of zoning.

**Adjournment**

Mr. Thornton moved to adjourn, seconded by Mr. Gallagher. The motion carried and meeting adjourned at 8:33pm.

The next regular meeting of the Board of Supervisors is scheduled for Monday, November 10, 2025, at 7:00pm at the East Lampeter Township office.

The Board of Supervisors will hold a special meeting budget workshop on Tuesday, October 28, 2025, at 2:00pm at the Township office.