

November 10, 2025

The East Lampeter Township Board of Supervisors met on Monday, November 10, 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, and Mr. Corey Meyer. 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:

Nick Wagner – resident

Chris Venarchick – RGS Associates

Robert Hayward – resident

Public Comment (non-agenda items only): None

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

The 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 funds.

Ms. Hitchens confirmed all curbing and roadway improvements had been completed.

- e. Time extension for record 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, to work through the sewer improvements with ELSA. The Board meeting dates for 2026 have not 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 - \$326,332.27

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

Old Business – None

New Business – None

Supervisors Discussion items:

- a. Tow Policy, False Alarm Fee – Draft changes to the polices 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 – none

Action items:

- a. Approve revised 2026 MMO for non-uniform pension

The MMO was reduced to \$199,334 from \$202,186.

Mr. Meyer moved to approve the revised 2026 MMO for non-uniform pension, seconded by Mr. Rutt. The motion carried.

- b. Approve new AFSCME agreement for years 2026-2027-2028

Following negotiations, the new AFSCME agreement has been verbally approved by the Union. Significant changes include: a 3.25% annual wage increase, a trial of four 10-hour work days for public works staff April to November, clarification of comp time usage for those earning fewer than 20 hours annually, an increased annual boot allowance for public works up to \$175, a vehicle for on-call public works staff, and a requirement to provide a doctor note after 6 days are used without a note in a year.

Mr. Gallagher moved to approve the agreement, seconded by Mr. Meyer. The motion carried.

c. Approval of easements: Lincoln Highway Streetscape Phase 3 project

The easement is for 2390 Lincoln Highway East.

Mr. Meyer moved to approve the easement, seconded by Mr. Gallagher. The motion carried. Mr. Wagner asked where information on Streetscape Phase 3 can be found. Ms. Hitchens advised that the information is on the Township website.

d. Accept text amendment application from Keystone Custom Homes for the Option Density Incentive provisions within the East Lampeter Township Zoning Ordinance and authorize distribution to planning partners

Should the Board accept the application, a hearing will be scheduled after January 1, 2026. LCPC will review the application at their January 12, 2026, meeting. The changes to the mix of units as presented to the Board informally at a prior meeting where the Board provided feedback to the applicant.

Mr. Hayward asked for clarification of the changes. Mr. Demme noted the mix of units will change by decreasing single-family and townhouse dwellings but increasing duplex units. Staff and supervisors discussed changes made to setbacks that were part of feedback provided at the informal discussion. Mr. Hayward asked what the text amendment will accomplish. Staff and supervisors advised the amendment will allow the developer to make changes to meet market demand for different housing than what was planned.

e. Accept rezoning application from E.G. Stoltzfus for property located at 474 Mount Sidney Road and authorize distribution to planning partners

Approximately 6.5 acres will be rezoned from Ag to Village Residential, aligning with the zoning of neighboring properties. Should the Board accept, the rezoning will move forward to a hearing in 2026.

Mr. Meyer moved to accept the rezoning of 474 Mount Sidney Road, seconded by Mr. Rutt. The motion carried.

f. Resolution for the destruction of financial files

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

g. Appoint Ryan Martin to the Planning Commission with a term ending November 19, 2029

Mr. Gallagher moved to appoint Mr. Ryan Martin to the Planning Commission, seconded by Mr. Meyer. The motion carried.

h. Authorize the advertising of the 2026 Budgets for Public Inspection

At the October 28, 2025, budget workshop, the millage increase was set at 10%. Additional budget cuts have reduced deficit spending from \$1.8 to \$1.3 million. The fund balance as a percentage of expenditure is projected to be 30% at the end of 2026, above the 18% minimum set by Board policy.

Mr. Thornton moved to authorize advertising the 2026 Budgets for public inspection, seconded by Mr. Rutt. The motion carried.

Manager's Report:

a. Draft Sewer EDU Transfer Policy

The policy will document how previous EDU transfers have been handled and establish a policy for future transfers. The Sewer Authority will be asked to provide input on the policy before the final draft is brought before the Board.

b. Pollution Reduction Project at Flory Park and Strasburg Pike properties

The project restored an embankment and installed an easement to reduce sediment by 75,000 pounds. The Sewer Authority did the design and permitting. The project was funded by an Exelon program grant submitted by the Lancaster County Conservation District. Planting along the bank will happen in the spring.

Public Comment (non-agenda items only): None

Adjournment:

Mr. Meyer moved to adjourn, seconded by Mr. Thornton. The motion carried and meeting adjourned at 7:35pm.

The next regular meeting will be held Monday, December 1, 2025, at 7:00pm in the East Lampeter Township office.