

EAST LAMPETER TOWNSHIP

PLANNING COMMISSION MINUTES

2250 Old Philadelphia Pike, Lancaster, PA 17602

January 13, 2026

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, January 13, 2026, 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, 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:

Dean Severson- HRG

Nick Wagner-Resident

Chris Venarchick- RGS

Jake Lloyd – High Steel

Public Present via ZOOM:

Richard Scott- Interplan

Gabby Mosquera-Interplan

Kathy Cody-Resident

Reorganization of the Planning Commission:

Randy Patterson was appointed as the temporary chair.

Mr. Patterson asked for any nominations for the position of Chair: Mr. Jansen Herr nominated Mr. Randy Patterson as Chair and Mr. Thompson seconded. There were no other nominations for Chair.

Mr. Patterson asked for nominations for the position of Vice Chair. Mr. Ryan Martin nominated Ms. Sarah Rider, Mr. Jansen Herr seconded. There were no other nominations for the Vice Chair.

Mr. Patterson asked for any nominations for the position of Secretary. Mr. Jansen Herr mentioned he will be stepping down as Secretary, due to moving. Mr. Jansen Herr nominated Mr. Jon Thompson as Secretary. Mr. Ryan Martin seconded. There were no other nominations for the Secretary.

The slate for 2026 was approved by unanimous voice vote by all members present.

Minutes:

The minutes of the December 9, 2025 Planning Commission meeting were approved, with Mr. Ryan Martin making the motion, and Mr. Jansen Herr seconded the motion. The motion carried unanimously by voice vote.

Old Business:

None

New Business:

a. #2024-07 – Land Development Plan for Chick-fil-A Restaurant at 2467 Lincoln Highway East

-Mr. Richard Scott and Ms. Mosquera presented the Land Development Plan for Chick-fil-A. Mr. Scott informed the Planning Commission that Chick-Fil-A is proposing to add canopies over top of the location for ordering and meal delivery. The canopies are there for the safety and security of the team members. This canopy has fans and heaters, which helps the team members be more comfortable outside. Because of these improvements, they are looking to expand the sidewalk. They are looking to remove and expand the sidewalk to make it a 5 ft sidewalk. They are looking to reduce the sidewalk width around the telephone pole, that is closest to Willowdale Drive. Mr. Scott said they would like to reduce the sidewalk to 4 ft around the pole, then back to the 5 ft past the telephone pole. Mr. Patterson asked about the ADA requirements around the telephone pole, and Mr. Scott said that they took that into account and they plan to show they exceed that by a foot. Mr. Patterson asked if they could go around the utility pole in the other direction. Mr. Scott said in the other direction, there is a water meter and water service line. There is also a large grade change, where the sidewalk would be going. They would have to construct a 2 ft retaining wall, which would be right on top of the water line, which would require them to relocate their water service. They would have to shut down the store, which is why they are asking for this waiver. Mr. Patterson asked Mr. Bowen how the Township stands, and Mr. Bowen said the Township is in favor of having the waiver denied given the project is within the route 30 Streetscape plan. The township would like the water service line relocated if required.

Mr. Thompson made a motion to approve and forward this plan to Board of Supervisors, in accordance with the DM/A letter dated January 9, 2026 with the exception of the recommended denial of the modification for the sidewalk. The motion is to permit that modification. Mr. Jansen Herr seconded the motion, and the motion carried by voice vote.

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

-Mr. Chris Venarchick presented the Land Development Plan for Clark Associates to the Planning Commission. Clark had a Land Development Plan that was approved for a Solar Field and now they would like to put in a storage building within a portion of the field. They will be taking out a few of the solar panels for this project. The building is proposed at 5,500 sq ft. There is no water or sewer attached to this building. This building is just for storage purposes. Mr. Patterson asked if this was a walk-in facility, and Mr. Venarchick verified it is a walk-in storage facility.

M. Jansen Herr made a motion to approve and forward the plan to Board of Supervisors, subject to the DM/A letter dated December 30, 2025 and the January 5, 2026 LCPD letter. Mr. Ryan Martin seconded the motion, and the motion passed unanimously by voice vote.

c. #2025-33 – Waiver of Land Development Plan for High Steel Structures, Inc at 1915 Old Philadelphia Pike

-Mr. Chris Venarchick presented the Waiver of Land Development Plan for High Steel Structures. Mr. Venarchick informed the Planning Commission that this is for a small building addition of 6 ft wide 40 ft long. This is to allow safe maneuvering and house some special equipment used to manufacture their products. The height of the building would only be about 10 ft. Mr. Bowen informed the Planning Commission that this plan would not be increasing any production capacity. Mr. Jake Lloyd noted the project is just for updating equipment, not introducing equipment for increasing production capacity. This is for the CNC, and the computers that are outdated. With the new equipment, which is bigger than their previous equipment, the addition of the building gives them a safe way to walk around.

Mr. Jon Thompson made a motion to approve the plan, and forward to the Board of Supervisors, subject to the RGS letter dated December 24, 2025. Mr. Jansen Herr seconded the motion, and the motion passed unanimously by voice vote.

Briefing Items:

a. #2026-01 – Land Development Plan for Lancaster Mennonite School at 2176 Lincoln Highway East

-Mr. Bowen gave a summary for the upcoming Land Development plan for Lancaster Mennonite School. They are looking to convert part of their outdoor walkway that has a roof over it, into office administration offices. They would expand the office and construct a new vestibule area, which increases the building footprint slightly under 200sq ft. This will be seen at a future date by Planning Commission.

Other Business:

a. Comprehensive Plan

-Mr. Dean Severson, who is the lead consultant for the Comprehensive Plan, presented the Comprehensive Plan to the Planning Commission. Mr. Severson informed the Commission that they put out one survey, which was a visual preference survey that didn't quite work out, they also had another survey which Mr. Bowen helped put out to the community. They also had a public meeting, which included Township staff, representatives from High and representatives from the County Planning Commission and other folks as well. For this Comprehensive Plan, they incorporated information from past studies. There was also a recalibration of the growth management of the Urban Growth Boundary in the Township as well, working with Lancaster County Planning. Mr. Severson informed the Planning Commission that they reexamined the land use categories for the future land use plan. He mentioned that they tried to make sure that the future land use plan categories were consistent with zoning districts. Mr. Severson went through how the future land use map compared to each different zoning district noting some overlap. The future land use categories also incorporated categories from the Route 30 Streetscape Plan, which include Route 30 Funnel, Western Gateway, Tourism, Locally Serving and Eastern Gateway.

Mr. Severson also spoke about a series of recommendations that the steering committee suggested. The first recommendation is that for the neighborhoods in the Village zones, there is a lot of pedestrian traffic in the area and buggy and bike traffic as well. He noted the need for bike and pedestrian improvements in those areas. The one suggestion is to extend sidewalks along Soudersburg Road, 8 ft shoulders along route 30 and Old Philadelphia Pike. Mr. Patterson asked Mr. Severson, about the potential of additional comments in the housing chapter that looks beyond the 5 year period. He noted the housing study was a 5-year study, and the comprehensive plan is a 10-year study. Mr. Patterson said that the buildable area recommendations are tied to the housing study. Mr. Patterson was wondering about additional comment in the housing chapter that looks beyond that period that's really addressed in the housing study regarding housing needs and buildable land. Mr. Severson feels that the general trend is that there's going to continue to be demand, and that demand over 5 years is probably going to be mostly replicated over 10 years. Mr. Patterson expressed concern over the housing chapter, stating that as a Township we want to make sure that we make the best opportunity of

zoning changes within those buildable areas to really get the density that we need to meet the housing demand that we have.

Mr. Severson spoke about the economic piece of the Comprehensive Plan. He looked at the previous studies, which included the Business Improvement District and Lincoln Highway. Mr. Severson said there was some talk about higher density residential development within mixed use in C-1 and C-2. He also noted expanding things such as mixed use/ integrated business campuses. Mr. Severson also spoke about properties that were underperforming or obsolete such as motels. He noted what the Township's role might be in redeveloping properties. Mr. Patterson asked for clarification on mixed use buildings given the plan states residential first floor and commercial second floor. Mr. Severson confirmed the order should be flipped. Mr. Severson spoke about transportation in the Township, including cars, trucks, horse and buggy, bikes and pedestrians. Mr. Severson noted that Ms. Hitchens mentioned the adaptive signal controls on Old Philadelphia Pike. He also mentioned that the Township has a sidewalk survey which is to evaluate existing conditions, and accessibility gaps. Having a connection between route 30 and Old Philadelphia Pike was also discussed. The extensions would be through a residential neighborhood, so there would be pushback with that. Mr. Severson spoke about the infrastructure piece, and Mr. Severson said the Township is doing a wonderful job of the sewer, water, and stormwater already. The recommendation for the Planning Commission was to take a look at other recommendations for sustainable infrastructure. Things such as green infrastructure, rain gardens and rain gardens, or even EV charging. Mr. Patterson noted there is nothing in the implementation section for infrastructure. Mr. Thompson expressed concern about a previous comment about a connector road between route 30 and Old Philadelphia Pike. He said there would be concerns about trying to put a road connecting these two roads, through a neighborhood. Mr. Thompson feels like this would need to be researched and discussed heavily. Mr. Thompson also asked why certain neighborhoods such as Meadow Ridge Drive, and Waterford Drive have higher priority in the area instead of more pressing infrastructure roadway improvements? Mr. Severson asked if he would like to see sidewalks if in those developments would have some sort of cut through road at some point? Mr. Patterson mentioned that Bird In Hand or Smoketown were not mentioned and feels like those areas should be looked at for sidewalks since there are neighborhoods that are through streets there. Mr. Thompson also agreed and said those areas have heavier buggy, bicyclists and car traffic where sidewalk networks would need to be improved on. Mr. Jansen Herr also agreed.

Mr. Bowen informed the Planning Commission and Mr. Severson that the next steps would be to work through the current draft and the comments from Township, community and Planning Commission. There will be another draft, with the comments addressed. The next steps will be to forward this to the Board of Supervisors.

Mr. Randy Patterson reminded Planning Commission to fill out the State Ethics form and return it to Mr. Bowen or complete the form online.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Mr. Ryan Martin with all voting in favor, the meeting was adjourned at 8:14 pm. The next Planning Commission meeting will be held on Tuesday, February 10, 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.eastlampertownship.org for more information.

Respectfully submitted,


Jacob Bowen

Director of Planning/Zoning