

EAST LAMPETER TOWNSHIP

PLANNING COMMISSION MINUTES

2250 Old Philadelphia Pike, Lancaster, PA 17602

February 10, 2026

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, February 10, 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, 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:

Peter Wertz- EG Stoltzfus

Chris Scott-Lancaster Archery

Rob & Carole Kaufhold- Lancaster Archery

Eric Yoder- Lancaster Archery

Craig Smith-RGS Associates

Jason McMellen-Treehouse Foods

Ryan Boll- EG Stoltzfus

Chris Miller-Treehouse Foods

Dean Peifer

Public Present via ZOOM:

None

Minutes:

Mr. Jansen Herr made a motion to approve the minutes of the January 13, 2026 Planning Commission meeting. Mr. Ryan Martin seconded, and the motion carried unanimously.

Old Business:

None

***Please note, Chariman Mr. Randy Patterson reorganized the agenda , to help give time to the presenters of the longer cases. This will be seen on the YouTube broadcast.**

New Business:

a. #2025-26 – Land Development Plan for Lancaster Archery at 2195-A Old Philadelphia Pike

- Mr. Craig Smith from RGS Associates, presented the Land Development plan for Lancaster Archery. This plan includes 4 residential lots along Old Philadelphia Pike, and the proposed lot 1, which includes the warehouse. The new warehouse/ retail building will hold the offices and retail store. The current building which holds the retail and office space will be the academy. The house on lot #1, in the middle of the proposed parking lot will be demolished as well. Lot #1 is about 7 acres, this plan also includes 4 residential lots that are in the Residential 2 zoning district. There will be a new entrance, street widening, curbing and a sidewalk. There are 133 parking spaces proposed as well. The Board of Supervisors approved a deferral for sidewalk and curbing for the residential properties (Lots 2, 3, 4 & 5), facing Old Philadelphia Pike, meaning that instead of doing curbing, sidewalks and widening now, the township will have those improvements done at a future date. The over capacity parking will be located in the marked overflow lot. They have included curbing so that people will know exactly where to park in the lot. Mr. Smith went over the letter from David Miller & Associates with Planning Commission addressing comments within the letter. Mr. Patterson inquired if the lighting plan will be revised to address the impact to a neighboring property. Mr. Smith confirmed that the lighting plan will be revised in a resubmittal.

Mr. Jon Thompson made a motion to approve and forward to Board of Supervisors, subject to the Lancaster County Planning Commission letter dated 11/4/2025 and the David Miller & Associates letter dated January 16, 2026. However, on the David Miller & Associates letter, they will approve a deferral for numbers 3 & 5, which were acted on by the Board of Supervisors. Also including the withdraw of item number 9 & 10, by the applicant. Mr. Jansen Herr seconded, and the motion passed unanimously.

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

- Mr. Peter Wartz, presented the Application for Rezoning for E.G. Stoltzfus Land LLC, for property located at 474 Mount Sidney Road. E.G. Stoltzfus LLC is proposing to rezone two adjoining tracks of land. Mr. Ryan Boll was also in the audience, representing the E.G Stoltzfus Land LLC group. The two parcels are currently zoned AG-Agricultural zone. They are looking to rezone these parcels as VR-Village Residential. They are anticipating in creating 10 lots, that will be served by a cul-de-sac. The offices that were located on the one parcel of land will be relocated, and the existing single-family dwelling will stay. Mr. Wartz stated that they were

before Planning Commission back in October, and they had gone in front of Board of Supervisors in October and received good feedback from both boards. They also submitted to Lancaster County Planning Department, and received favorable recommendations as well. The hearing for this , will be on March 2nd, 2026. Mr. Patterson informed the public that Mr. Ryan Martin's firm does do web development work for E. G Stoltzfus, however Mr. Martin does not work on the development or legal side. Mr. Patterson said this is not an issue for Mr. Martin and he can still vote. Mr. Patterson also noted that the application is only for the rezoning and does not include items to be addressed in a Land Development Plan. Ms. Rider asked if the future homes will be public water, and Mr. Boll said that they will have wells.

Ms. Rider made a motion to approve and move the petition to the Board of Supervisors, and Mr. Jon Thompson seconded the motion. The motion carried unanimously by voice vote.

c.#2026-02 – Township Zoning Ordinance Amendment prepared by Director of Planning, Jacob Bowen

-Mr. Bowen presented the Comprehensive Zoning Ordinance Amendment to Planning Commission. Mr. Bowen informed the Planning Commission that this Amendment is correcting some grammatical errors, improving some inconsistencies, and a response to the 2023 Housing Study the Township did. Mr. Bowen spoke specifically about the Housing Study that was done in 2023 and some of the potential changes that could take place. One of the "needs" that the housing study found was that more housing, more affordable housing, smaller units and increasing housing supply within the existing infrastructure (within the urban growth boundary). Mr. Bowen noted that amending the Zoning Ordinance will allow for a better response to market demand for different types of housing in more places, increasing housing density in some locations, reducing minimum area, setback and dimension standards. Mr. Bowen noted that the amendment is proposing to allow multi-family housing in the R-2 zoning district. The amendment would also allow an increase in density in the Mixed Use and R-3 zoning district. Also included, there would be a 50% reduction in minimum density requirements, which would be the number of housing units per acre. The township is looking at lot width considerations such as a 50% reduction of minimum lot widths in the Mixed Use and R3 zoning districts. The Ordinance is proposing to align the R-3 zoning district setbacks to be the same as the Village and Mixed-Use districts. This Ordinance also is looking to align the Mixed Use and Village districts and allow for a slight increase for R-2 for the Max Lot Coverage. All of these changes would still be subject to the Stormwater requirements. Mr. Bowen said the idea is to provide more flexibility for creative Stormwater planning. Mr. Bowen also spoke about Off-Street Parking, and said they are looking to remove the off-street parking requirement for ECHO units and are also looking at eliminating a parking minimum for only residential uses in the Mixed Use

district. Mr. Bowen noted that this district is close to public transportation. Ms. Rider asked about the off-street parking changes, noting concerns about the lack of on-street parking. Mr. Bowen said the idea was that if an apartment was built without parking, then the potential tenant could take mass transit. Mr. Patterson said that this district is small, and because mass transit is available, this could be very convenient for tenants who do not drive. Mr. Martin asked if the township has a certain percentage of housing the township is trying to get to? Mr. Bowen said that there is no set number, but the township is trying to accommodate what the need is. Mr. Herr said that the demographics are changing, and the younger generations are using ride shares or public transit, so having an apartment that didn't include parking would work for them. This is just for some flexibility for developers who are looking to build in the township. Ms. Rider raised concern about the lack of parking in this situation, if the tenant had visitors. Mr. Bowen mentioned that there could be potential for leasing parking spaces. Mr. Patterson said that the city has been trying to figure out the parking requirements for developers as well. Mr. Bowen gave an example of a developer building a three-unit building and maybe one unit wouldn't have parking. Mr. Patterson asked if at some point there would be a review of the zoning ordinance about unrelated individuals who would be residing in a single-family home, townhouse or apartment. Mr. Bowen said that the township ordinance follows how the state defines a family, and that it was not looked at in the current ordinance amendment. Mr. Patterson said that this was something to think about, especially with the younger generation and in general an affordability issue. Ms. Rider asked if there were any township ordinances that set allowable number of people in a unit, whether family or not family? Mr. Bowen said that this falls under Building Code because of health and safety based on number of occupants per bedroom. Mr. Patterson asked for clarification regarding the minimum lot widths regulations. Mr. Bowen believed that the existing code has varied setbacks to preserve the character of the streetscape.

This was tabled until the next Planning Committee meeting on March 10, 2026.

d. #2026-06 – Waiver of Land Development for Tree House Foods at 2060 Old Philadelphia Pike

-Mr. Jason McMellen presented the Waiver of Land Development for Tree House Foods. Mr. McMellen informed Planning Commission that recently Tree House Foods failed the Dust Hazard Analysis. The project is to eliminate the dust. They are proposing to raise the flour room ceiling so they can put a new filtration system in to eliminate the dust. On the outside, they will put a small foundation for a switchback staircase. Mr. Patterson asked if this area is usually for truck parking and if it will add additional employees? Mr. McMellen said its just for the truck parking area where they will receive the flour. There will be no additional employees. It was confirmed that the project will be over existing impervious area.

Mr. Jon Thompson made a motion to approve and forward the plan to the Board of Supervisors, and Mr. Ryan Martin seconded the motion. The motion carried unanimously by voice vote.

Briefing Items:

a. #2026-03 – Land Development Plan for High Foundation at 700 Greenfield Road

-Mr. Bowen informed the Planning Commission that the High Foundation is looking to build a 8,900 sq foot office building. This will be seen at a future meeting of the Planning Commission.

Other Business:

a. Approval of the 2025 Annual Report

-Mr. Patterson spoke about the 2025 Annual Report and informed the Planning Commission that the spreadsheet shows the projects that were worked on throughout the course of the year for 2025. He informed Planning Commission and the public this is done Annually. This did not include Stormwater plans, but Land Development and Subdivision plans. Mr. Patterson made a small change to a project name on the spreadsheet.

Ms. Rider made a motion to approve and forward the report to the Board of Supervisors. Mr. Jansen Herr seconded the motion, and the motion carried unanimously.

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Mr. Ryan Martin with all voting in favor, the meeting was adjourned at 8:16 pm. The next Planning Commission meeting will be held on Tuesday, March 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.eastlampetertownship.org for more information.

Respectfully submitted,



Jacob Bowen

Director of Planning/Zoning