

## February 9, 2026

The East Lampeter Township Board of Supervisors met on Monday, February 9, 2026, 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 Mike Thornton (via Zoom) called the meeting to order at 7:00pm, followed by the Pledge of Allegiance. Also in attendance were Vice Chair Ted Gallagher, Supervisors Mr. Roger Rutt (via Zoom), Mr. Robert Hayward Jr., and Mr. Michael Lapp. Also present in the meeting room were Ms. Tara Hitchens, Township Manager; Ms. Kimberly Piestrak, Assistant Township Manager and Ms. Stephanie Leakway, Administrative Assistant.

### Public Present:

Dwight Yoder – Lancaster Archery	Tim & Beth Smith - residents
Eric Yoder – Lancaster Archery	Chris Lubkeman - resident
Steve Yoder – Lancaster Archery	Ken Hertz - resident
Rob & Carole Kaufhold – Lancaster Archery	Frank Amador - resident
Christ Scott – resident	Len Martin - resident
Michael Frey – resident	Howard Weiss - resident
Craig Smith – RGS Associates	Michael Weslund – resident

Mr. Thornton noted an executive session was held prior to this meeting to discuss a legal matter.

**Public Comment (non-agenda items only):** None

### Consent Agenda:

- a. Approval of the February 9, 2026, Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, January 19, 2026, Regular Meeting
- c. Financial Security Release for #2017-05 Oakview Estates at 77 Foal Court-The Township Engineer, David Miller Associates letter dated January 26, 2026, recommends a full release of the funds being held totaling \$15,215.20.
- d. Reinstatement and Time Extension of 180 days requested for #2024-12 Elmer Petersheim Land Development Plan at 702 Hartman Station Road-The applicant, through his consultant, has requested a reinstatement of the previously approved plan and a time extension to record the land development for this property through July 19, 2026 as the applicant is working through possible changes to the plan with his family.
- e. Approval to pay invoices from all funds totaling: \$521,671.46

Mr. Hayward moved to approve the Consent Agenda, seconded by Mr. Gallagher. The motion carried.

### Old Business:

- a. Determine a Hearing Date for Township Zoning Text Amendment

Mr. Hayward moved to schedule the hearing for Monday, April 6, 2026, to be held as part of the Regular Board of Supervisors Meeting seconded by Mr. Gallagher. The motion carried.

- b. Chick Fil A Land Development – tabled from the January 19, 2026, meeting.

The consultant has not been able to gather answers for how long the restaurant would be closed to move a utility pole or water line, as requested by the Board. The consultant has asked to be part of the March 2, 2026, meeting. Mr. Gallagher moved to table until March 2, 2026, seconded by Mr. Rutt. The motion carried.

#### **New Business:**

- a. #2025-26 Lancaster Archery Land Development Plan – Discussion on deferral of road frontage improvements

Mr. Dwight Yoder, of Gribble, Kraybill, and Hess, as well as Mr. Craig Smith of RGS Associates were present to represent the project. Mr. Yoder provided an overview of the project to develop an Integrated Business Campus and expand Lancaster Archery at its current location. PennDOT is currently reviewing the proposed entrance to the Campus to include a left-turn lane from Old Philadelphia Pike. The applicant is requesting a deferral of frontage improvements for lots with R-2 zoning as several lots, adjoining the applicant's property but not owned by the applicant, would be impacted. Mr. Smith, Supervisors, and staff discussed how a deferral would allow for the work to be done at some point in the future across all the properties at the same time.

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

#### **Supervisor's Discussion:**

- a. Tow Policy and False Alarm Fee

These items will be part of ongoing conversations with the Emergency Services Committee.

- b. Park Foundation

Lisa Cleveland, Recreation Director, has reached out to PRPS who are not currently accepting foundations under their organization. In lieu of operating a foundation under a larger organization, the Board may opt to take on the time and fees associated with beginning a standalone foundation. Mr. Thornton asked for history on the process of establishing the Police Foundation, which Ms. Hitchens provided.

- c. Recreation for the CV Region

The CV Region is comprised of the Conestoga Valley School District, West Earl Township, Upper Leacock Township, and East Lampeter Township. The school district and East Lampeter Township have an existing agreement for recreation programming. Ms. Cleveland and Ms. Piestrak reached out to West Earl and Upper Leacock, noting that dozens of residents from those townships participate in East Lampeter recreation programming. At this time, both townships declined to establish regional programming but will continue to promote East Lampeter's recreation programs.

d. Information dissemination

Mr. Gallagher recommended adding a reminder in each newsletter for residents to check the Township website for ongoing information and updates.

e. Cost Savings to reduce deficit spending

The Public Works Department will not be purchasing a mini-hoe, saving \$103,000. The department has also opted to not hire for a current open role which is a cost savings of approximately \$63,000. Mr. Hayward requested monthly reports on revenue and expenditure.

f. Other - None

**Action Items:**

a. Resolution: Escalator Clause Price Adjustment of Bituminous Materials for Small Quantities

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

b. Resolution: Sewer Planning Module for Greenfield North Lot 5

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

c. Set hearing date for Liquor License Hearing as March 2, 2026, at 7:00pm during the regular Board of Supervisors meeting

The hearing will be for the transfer of a restaurant liquor license from the Revere Tavern to Your Place. The proposed date is suitable for the applicant and applicant's counsel.

Mr. Hayward moved to set the hearing for the proposed date, seconded by Mr. Gallagher. The motion carried.

- d. Approval of changes to the Eastwood Meadows Homeowners Association Bylaws to cap the percentage of units that can be rented at any one time

Several members of the HOA Board were present. Mr. Ken Hertz reviewed the purpose of the change, which would cap the maximum number of homes that can operate as investment properties at 35%. Mr. Hertz also spoke on the HOA's desire to remove the need for Township approval to make changes to their bylaws. Ms. Hitchens noted the percentage cap requested seems to result in a higher number of potential rentals than what the HOA reports are currently rented, though they spoke of wanting to reduce the number of rentals. Several Board members recommended the HOA ensure the requested change aligns with their goals. Ms. Hitchens noted the Board can only act on the request as it was presented.

Mr. Gallagher moved to approve the change to the Eastwood Meadows Homeowners Association bylaws, seconded by Mr. Lapp. HOA members and Supervisors further discussed issues caused by the rentals and that this bylaw update is a stopgap measure. The motion carried.

**Manager's Report:**

- a. MS4 PA DEP Audit – has been rescheduled to February 10, 2026.
- b. Forecast Meeting – due to unforeseen circumstances, the meeting had to be canceled on Monday, February 3, 2026. Township staff are working to reschedule the meeting as soon as possible.

A rescheduled date was confirmed after the agenda for this meeting was formed. The Forecast Meeting will be held on Wednesday, March 4, 2026, at 6:00pm at Lafayette Fire Company, 63 Lafayette Way, Lancaster, PA 17602.

**Public Comment (non-agenda items only):** None

**Adjournment:**

Mr. Hayward moved to adjourn, seconded by Mr. Gallagher. The motion carried and meeting adjourned at 8:11pm.

The next meeting of the Board of Supervisors will be Monday, March 2, 2026, at 7:00pm in the Township Office.