

March 2, 2026

The East Lampeter Township Board of Supervisors met on Monday, March 2, 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 called the meeting to order at 7:00pm, followed by the Pledge of Allegiance. Vice Chair Ted Gallagher, Mr. Robert Hayward, Jr, Mr. Roger Rutt and Mr. Michael Lapp were all present in person. Also present in the meeting room were Ms. Tara Hitchens, Township Manager; Ms. Kimberly Piestrak, Assistant Township Manager, Ms. Susan Peipher, Township Solicitor, and Ms. Rhiannon Eckinger-Seda, Administrative Assistant.

Public Present:

Kathy Cody, via Zoom – resident	Howard Williard – Morgan Stanley
Richard Scott, via Zoom – Chick Fil A	Mital Patel – Country Inn
Mihir Patel – Country Inn	Chris Dommel – Your Place/Country Inn
Craig Smith – RGS Associates	Douglas Wolfe – Chick Fil A
Jason McMellen – Treehouse Foods	Rob & Carole Kaufhold – Lancaster Archery
Steve Yoder – Lancaster Archery	Eric Yoder – Lancaster Archery
Nick Wagner – resident	Chris Miller – Treehouse Foods
John Keylor – resident	Robert Patterson - resident
Aaron Zeamer, RKG Law – Your Place/Country Inn	

Public Comment (non-agenda items only): None

Consent Agenda:

- a. Approval of the March 2, 2026, Board of Supervisors meeting agenda
- b. Approval of the Minutes for the Monday, February 9, 2026, Regular meeting
- c. Time Extension for action #2024-32 Christian and Katie Stoltzfus Subdivision at 2198 Hobson Road – The applicant’s consultant is requesting, that due to a conflict for this meeting, a time extension for action be accepted by the Board until the March 16, 2026, meeting as the date for action is currently March 14, 2026.
- d. Time Extension for action #2025-05 Cocalico Creek Land Development Plan at 2331 Lincoln Highway East – The applicant is supplying the Township with an additional 120 days to review and act on the plan as the applicant works through review comments from the Township Engineer. If accepted, the Board would have until July 9, 2026, to act on the plan.
- e. Time extension for recording #2023-20 Dutch Wonderland Stormwater Management Plan 2449 Lincoln Highway East – The applicant’s consultant is requesting an additional 120 days to record the plan given the change in ownership of the property.

The current deadline to record is March 10, 2026, an additional 120 days would take the recording deadline to July 8, 2026.

- f. Time Extension for recording #2025-14 Conestoga Valley School District Fritz Elementary Land Development Plan at 845 Hornig Road – The applicant’s consultant is requesting that the recording date be extended to September 11, 2026, as the plan must currently be recorded by March 15, 2026, and the applicant continues to work through comments from the Township Engineer.
- g. Approval to pay invoices from all funds totaling: \$326,160.08

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

Recognition of Jason Dagen for service to East Lampeter Township Planning Commission

Mr. Dagen was not present at this meeting.

Hearing: Liquor License Transfer for 2133 Lincoln Highway East

A hearing for the inter-municipal liquor license transfer for 2133 Lincoln Highway East took place. A court stenographer was present during the hearing. An executive session was held at the conclusion of the hearing for the Board to deliberate.

A motion to approve the liquor license transfer for 2133 Lincoln Highway East was offered by _____ and seconded by _____ with all voting in favor.

Old Business:

- a. #2024-07 Chick Fil A Land Development – tabled from the January 19 and February 9, 2026, meetings.

The applicant is seeking a waiver which would allow narrowed sidewalk around 2 utility poles and the required 6-foot-wide sidewalks along the rest of the property frontage. Mr. Richard Scott and Mr. Doug Wolfe represented the project. Mr. Scott reviewed the obstacles impacting the installation of 6-foot-wide sidewalks for the entire property frontage: moving the utility poles, or routing the sidewalk around the poles, which triggers the need to move a water meter vault. The cost of moving the utility poles is prohibitive, at an estimated \$165,000. The City Water Bureau returned the opinion that moving the water meter vault is not a viable option. The restaurant would need to be closed for a minimum of 24 hours as it cannot operate without water. Staff, supervisors, and project representatives discussed the information presented.

Mr. Rutt moved to deny the waiver request, seconded by Mr. Hayward. Following further discussion, Mr. Rutt amended his motion to conditionally approve the plan granting items 1 and 2 from the January 13, 2026, DM/A letter and denying the sidewalk waiver, seconded by Mr. Hayward. The motion carried with Mr. Hayward, Mr. Rutt, and Mr. Thornton voting in favor. Mr. Gallagher and Mr. Lapp were opposed.

New Business:

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

Mr. Craig Smith of RGS Associates represented the plan. The project was before the Township Planning Commission in February and received conditional approval. Staff and the applicant agreed upon Park and Recreation fees of \$9,741.00. The applicant is addressing last comments with LCCD for an NPDES permit. Modifications 3 and 5 from the January 16, 2026, DM/A letter are no longer needed given the prior approval by the Board of Supervisors for the deferral of the frontage improvements along Old Philadelphia Pike (Route 340) for those properties zoned R-2 Residential on the west side of this project. The applicant added a modification for the option bituminous sidewalk material in their response letter to DM/A rather than concrete as this has been done previously on this side of the roadway.

Mr. Hayward moved to approve the plan subject to the Township Engineer and RGS Associates coming to an agreement on comments, seconded by Mr. Gallagher. The motion carried.

- b. #2026-06 Treehouse Foods Waiver of Land Development at 2060 Old Philadelphia Pike

Mr. Jason McMillian and Mr. Chris Miller represented the project. Treehouse Foods plans to raise the roof about 12 feet to install a new dust hazard mitigation system. The project also requires an external staircase to be constructed over an existing concrete pad.

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

Supervisor's Discussion:

- a. Tow Policy and False Alarm Fee

Chief Zerbe met with tow companies operating both inside and outside of the Township, as well as emergency service providers to review policy changes.

- b. Information dissemination

The newsletter will add a section advising residents to regularly check the Township Facebook and website for information.

- c. Cost Savings to reduce deficit spending – No update
- d. Other

Action items:

- a. Resolution and Agreement for PennDOT small dollar amount settlement

PennDOT standards require that the Township enter into a resolution and agreement for PennDOT to pay \$254 owed towards an escrow balance for the wash facility that PennDOT constructed a few years ago on the site at the northeast corner of Oakview and Route 30.

Mr. Hayward moved to approve the resolution and agreement, seconded by Mr. Lapp. The motion carried.

- b. Accept East Lampeter Township Planning Commission Annual Report

Mr. Hayward moved to accept the report, seconded by Mr. Lapp. The motion carried.

- c. Approve easements associated with Lincoln Highway Streetscape Phase 3 at 2 Doris Drive and 2386 Lincoln Highway East

Mr. Hayward moved to approve the easements for 2 Doris Drive and 2386 Lincoln Highway East, seconded by Mr. Rutt. The motion carried.

- d. Approve bid for sale of Golf Cart

The previous winning bidder did not issue payment and therefore did not pick up the golf cart. The golf cart was re-listed on Municibid and has a new winning bid of \$2,500, for a 1991 golf cart.

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

Manager's Report:

Ms. Hitchens reviewed the following dates:

- a. Forecast Meeting – scheduled for Wednesday, March 4, 2026, at Lafayette Fire Company
- b. Hearing date set for March 16, 2026, at 5pm for zoning amendment regarding option density incentive portion of the zoning ordinance with the applicant Keystone Custom Homes for the Devon Creek development
- c. Hearing date set for April 6, 2026, at 7pm for the comprehensive zoning amendment as presented by Township staff

- d. First Business Improvement District Board meeting is scheduled for March 10, 2026, at 5pm
- e. Willow Road is closed as of February 24, 2026, for the culvert replacement

Public Comments: None

Adjournment:

Mr. Rutt moved to adjourn, seconded by Mr. Lapp. The motion carried and meeting adjourned at 8:44pm.

The next meeting of the Board of Supervisors will be held Monday, March 16, 2026, at 7:00pm at the East Lampeter Township office.