

EAST LAMPETER TOWNSHIP

PLANNING COMMISSION MINUTES

2250 Old Philadelphia Pike, Lancaster, PA 17602

March 10, 2026

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

Jim Wenger-Lancaster Mennonite	Todd Hess-Resident
Matthew Mack-Cocalico Creek	Brian McCaulley-Resident
Randy & Jody Martin-Cocalico Creek	Jim & Marianne Talbot-Resident
Troy Hurst-Lancaster Mennonite	Kristina Nissley-Resident
Jason Schmitz-Resident	Tyler Harris-Resident
Chris Venarchick-RGS	Mickey Thompson-Keystone Custom Homes
Jeff Lewis-Keystone Custom Homes	

Public Present via ZOOM:

None

Minutes:

The minutes of the February 10, 2026 Planning Commission meeting were approved, with minor corrections. Mr. Jansen Herr made a motion to approve the minutes, and Mr. Ryan Martin seconded. The motion carried unanimously.

Old Business:

- a. **#2025-05 – Land Development Plan for Cocalico Creek at 2331 Lincoln Highway East Lampeter Township**

-Mr. Matthew Mack from Mack Engineering presented the Land Development Plan for Cocalico Creek. Cocalico Creek is looking to expand onto the lot next to where Texas Roadhouse, Applebees, IHOP are located. Mr. Mack informed the Planning Commission that they are looking for two waivers. One is for a Preliminary Final, and one is for a smaller pipe band. Mr. Mack informed the Commission that David Miller & Associates supports their request for the waivers.

Mr. Jon Thompson made a motion to approve the plan, subject to the requirements outlined in the David Miller & Associates letter dated February 24, 2026 and the David Miller & Associates letter dated August 6, 2025. Mr. Jansen Herr seconded the motion, and the motion carried unanimously by voice vote.

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

-Mr. Jacob Bowen presented the Zoning Ordinance Amendment and explained that the Township is updating the current zoning ordinance, where we are correcting some inconsistencies, spelling errors and implementing some items from our previous housing needs study. This would allow for increased density, for housing in two of our zoning districts, our mixed use and our high-density zoning district. Mr. Bowen explained that this has been in the works for some time. This will go to a hearing on April 6, 2026. Mr. Patterson made note of a letter of support from Mr. Chad Martin, the executive director of Chestnut Housing. Mr. Martin's letter encourages the Township to approve the Amendment, to greatly increase the flexibility of developing housing within the township. Mr. Patterson also stated that they have a letter from Upper Leacock Township Board of Supervisors, concurring with the suggested Amendments without any comment.

Mr. Jansen Herr made a motion to approve, and Mr. Ryan Martin seconded the motion. The motion carried unanimously by voice vote.

New Business:

a. #2025-28 – Zoning Text Amendment to the Optional Density Incentive Overlay district for Keystone Custom Homes Inc and Brookfield Development Corp.

-Mr. Chris Venarchick presented the Zoning Text Amendment to Planning Commission. Mr. Venarchick stated that the project is in the R-2 zoning district, and was started back in 2004. The primary plan for this project was a mix of single family, duplexes, town houses and multi family units. The total number was 405 units for this development. This is what was approved, when the plan was originally brought before the Board in 2010. The conditional use was revised in 2015, which was for the unit type mix. During that time, they

realized that there was a shift in the housing market, so they traded out some townhomes for duplexes. When this was done, it brought their number down slightly from 405 to 399, which became the maximum number of units that were proposed as part of the project. This was also around the same time as the water capacity issue that was being worked on. There was a water vault that was built for the future homes for this project. Mr. Venarchick stated that the new plan, shows no increase in units, just a different mix of the homes. The home count will still be 399. Mr. Venarchick went over the setbacks that the Text Amendment would cover for this development. Prior Single family side yard setback was 6 feet. Brookfield/Keystone is looking to amend that to 5 feet. Mr. Venarchick said that is pretty consistent with what they're seeing with developments of this type, when it is a non-traditional style mixed with single family homes. The perimeter setback was previously at 35 feet, they are looking at making that 20 ft. The garage would be in line with the home, or in the back, so the previous setback for a garage (10 ft from the base of the building) would not count. Mr. Venarchick spoke about the placement of the different types of dwelling units on the property. He also said that this project is a non conforming use, so this text amendment would bring the project into compliance, respond to market conditions and other regulatory requirements, mostly stormwater. Mr. Patterson informed the public that the meeting tonight was for the text amendment and that other concerns about the project should be expressed when they are back for their Land Development Plan. Mr. Patterson also informed the public that this text amendment change, changes the way any developer can use this overlay. Mr. Rob Lewis who is with Counsel Pro with Keystone, spoke about when the project originally came before the Commission. Mr. Lewis said that the only way they are able to work with staff, and change the project is to make certain Text Amendments. Mr. Patterson asked if they have a new unit mix, keeping the 399 unit count. Mr. Venarchick said the concept plan is Single family of 144, duplexes at 24, and townhomes at 29, and multi family at 202. Mr. Patterson asked why they are changing the counts for some of the buildings. Mr. Mickey Thompson who is one of the Engineers for Keystone, spoke about changing the units and how many of each unit. Mr. Thompson said the market has changed and they are fitting into the market. There was some discussion with Planning Commission, Mr. Mickey Thompson, Mr. Lewis and Mr. Venarchick about the streetscape, setbacks of the homes and height of the buildings. Mr. Lewis spoke about the traffic and parking for this development and EMS access to the development. Mr. Randy Patterson asked the public if they had any questions about this plan. Resident, Mr. Jason Schmitz asked about the traffic study that was done. Mr. Schmitz resides on Coach Light Lane, and this road right now is a dead end. With the Devon Creek Plan, this road will be the connector between the two neighborhoods. Mr. Schmitz is concerned since there will be increased traffic on his road. The streets planned for Devon Creek are also narrower, then Coach Light Lane and he is concerned people will speed on the street when entering the wider road. Mr. Schmitz was wondering if the traffic study that will be done, will come back and says that there is too much traffic, will there be a reduction? He also

let Planning Commission know that he can barely fit his truck through the roads at Devon Creek, since he was dropping off packages due to delivery address issues. He was concerned that the roads are very narrow, the driveways are short and there isn't much room to park on the street. Mr. Patterson let Mr. Schmitz know that some of his concerns can be heard when Devon Creek comes back to Planning Commission for the Land Development Plan. Mr. Patterson reminded the public that this meeting was for the Text Amendment. Ms. Kristina Nissley, township resident also spoke about some issues that were concerning to her about Devon Creek. Ms. Nissley lives close to Devon Creek. She is concerned about the setback changing to 20 feet, and losing some privacy. Ms. Nissley has a swale that runs through her property and some of her neighbors properties. She stated that when the drainage runs through her yard towards the storm sewer, it is strong enough to take the mulch away causing the residents to have to use grass or river rock to keep the mulch in place. She is concerned that moving the setbacks to 20 feet will impact the swale and cause flooding. Ms. Nissley is also concerned that the additional homes and surfaces being closer to the property lines will increase the volume and speed of water going into the swale. Ms. Nissley would like the Township engineer to review this. Mr. Patterson let Ms. Nissley know that stormwater would be addressed when Devon Creek presents their Land Development Plan. Mr. Patterson asked Mr. Venarchick to address Ms. Nissley's question about the rear yard setback. Mr. Venarchick said that they are proposing 20 feet, the prior ordinance had a perimeter buffer of 35 feet. Mr. Venarchick let Ms. Nissley know when the Land Development Plan is presented stormwater will be addressed. Mr. Lewis explained the stormwater requirements to Ms. Nissley. Mr. Jim Talbot also asked about the setbacks on Porter Way. He asked because there is stormwater runoff there. He also asked if the setback is measured from the center line of the easement to the edge of the house? Mr. Venarchick said if there was an easement there it would be 20 ft wide because it would be laid over the perimeter of the 20ft wide setback. Mr. Talbot was asking these questions because there is a swale on his property. Mr. Venarchick said that with the new homes having a 20 ft setback, if they would need to they would put the linear drainage swale in an easement and that easement would be 20 ft wide. There was conversation about the setbacks. Another Township Resident, had some concerns about setbacks and the traffic. Mr. Patterson informed the public that they should come to the Land Development Plan meeting when Devon Creek brings the plan. There was also some conversation about the street width, parking lanes and the driveway width.

Mr. Jon Thompson made a motion to recommend approval to the Board of Supervisors with the exception of the pocket parks and the lot width and reductions in setbacks. Mr. Thompson also wanted to make a note to the Board of Supervisors that there are significant concerns about the street width. This is also subject to the LCPD letter dated December 5, 2025. Mr. Ryan Martin seconded the motion, and the motion carried unanimously by voice vote.

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

-Mr. Jim Wenger presented the Land Development Plan for Lancaster Mennonite. Lancaster Mennonite is looking to renovate the first floor of the 2160 Lincoln Highway building. They are looking to add a 140 square foot entry as well. There are no changes in traffic, sewer or water.

Mr. Jon Thompson made a motion to approve to the Board of Supervisors subject to the David Miller & Associates letter February 3, 2026 and the LCPD dated February 3, 2026. Mr. Ryan Martin seconded the motion, and the motion carried unanimously by voice vote.

Briefing Items:

a. #2026-04 – Land Development Plan for Omar B & Annie F Smucker at 2008 Horseshoe Road

-Mr. Jacob Bowen spoke about the Land Development Plan for 2008 Horseshoe Road. Mr. Bowen let Planning Commission know the property owner is looking to build another residence there. This will be seen at a future meeting.

b. #2026-07 – Land Development Plan for Fernmoor Homes at 35 S. Willowdale Drive

-Mr. Bowen let Planning Commission know that Rockvale parcel 2 and parcel 5 have both been approved. Parcel 2, which is 128 units has the sewage conveyance approved. Parcel 5 does not have the sewer conveyance approved, so they are removing the clubhouse out of parcel 5 and now the clubhouse has its own Land Development Plan. This will be seen at a future meeting.

c. #2026-08 – Lot add on Plan for Mervin & Malinda Stoltzfus at 2402 Stumptown Road

-Mr. Bowen let Planning Commission know this is a lot add on plan and basically reconfiguring the two lots. This will also be seen at a future meeting.

Other Business:

a. Upper Leacock Township Zoning Ordinance Amendments

-Mr. Bowen let Planning Commission know that a neighboring municipality is doing an ordinance amendment. Mr. Bowen asked Planning Commission if there are any staff comments to add to the amendment. Mr. Patterson asked if East Lampeter Township has a similar ordinance and Mr. Bowen said we do, under Tourist homes.

Mr. Jansen Herr made a motion to approve the Zoning Ordinance and Mr. Jon Thopson seconded the motion. The motion carried unanimously by voice vote.

b. Recognition of Jansen Herr

Planning Commission recognized Mr. Jansen Herr for his time on Planning Commission. We thanked Mr. Herr for his dedication, hard work and laughter. We wish him the best and he will be missed!

Adjournment:

On a motion by Mr. Jansen Herr and seconded by Mr. Jon Thompson with all voting in favor, the meeting was adjourned at 8:44 pm. The next Planning Commission meeting will be held on Tuesday, April 14, 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