

PLANNING COMMISSION MINUTES

2250 Old Philadelphia Pike, Lancaster, PA 17602

April 14, 2026

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, April 14, 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. Ryan Martin, Ms. Sarah Rider and Mr. John Blowers. Township Staff present included Mr. Jacob Bowen, Director of Planning/Zoning Officer, and Leigh Obetz, Administrative Assistant.

**Public Present in Public Meeting Room:**

Nick Wagner

Michael Wolfe-CV Baseball Association

Chris Venarchick-RGS

**Public Present via ZOOM:**

None

**Introduction of Commissioner John Blowers :**

-Chairman Mr. Randy Patterson introduced Mr. John Blowers who is a new member on the Planning Commission Board. Mr. Blowers is taking Mr. Jansen Herr's position. Mr. Blowers previously sat on the Board of Supervisor's Board.

**Minutes:**

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

**Old Business:**

None

**New Business:**

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

-Mr. Randy Patterson let the public know that Mr. Ryan Martin's firm works with the High Foundation, doing public relations but he is not an employee or on the Board of the Foundation. Mr. Patterson also let the public know he is also a member of the Church right next door to 750 Greenfield, and they were part of the sale to High Foundation. Mr. Patterson is not on the Church Council and was not involved in the project.

-Mr. Chris Venarchick presented the Land Development Plan for 700 Greenfield Road. This is a new lot is 3.6 acres in the Business Park Zoning District. The High Foundation is looking at an 8,922 sq foot building , adding additional parking a stormwater management plan. High is proposing more of a rain garden for their stormwater management. Mr. Venarchick also let the Commission know that High and the Church will share the one parking lot if there are events at the Church or if High has an event. There was some discussion about the February 25, 2026 review letter form David Miller & Associates. There was also some discussion about the Park and Rec fee.

Mr. John Blowers made a motion to approve to the Board of Supervisors , subject to the letter from David Miller & Associates dated February 25, 2026. Ms. Sarah Rider seconded, and the motion carried unanimously by voice vote.

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

-Mr. Chris Venarchick presented the Land Development Plan for the Clubhouse at Rockvale Square. Mr. Venarchick let the Commission know that Parcel 2 is under construction currently and Fernmoor homes is eager to move into Parcel 5 and start construction. However Parcel 5 is still working on a few things with the sewer. Therefore, Fernmoor is wanting to start working on the clubhouse so that when people start moving into the new apartments, the clubhouse will be there to provide activities for the residents. There was some discussion about the April 7, 2026 David Miller and Associates letter.

Ms. Sarah Rider made a motion to approve to the Board of Supervisors, subject to the April 7, 2026 David Miller and Associates, with waivers and modifications granted with the exception of #6 being granted with the condition that a pedestrian access be provided. Also with the LCPD letter dated March 3, 2026. Mr. Ryan Martin seconded, and the motion carried unanimously by voice vote.

**c. #2026-10 – Waiver of Land Development Plan for Conestoga Valley Baseball Association at 416 Dohner Drive**

-Mr. Michael Wolfe presented the Waiver of Land Development Plan for Conestoga Valley Baseball Association. Mr. Michael let the Commission know that they shared the snack stand at Florey Park, and stored their equipment in there. The park asked for the Baseball

Association to remove the snacks they had previously stored in there. The Baseball Association is looking to put a shed , on the parking lot to store their equipment which would be a tractor and sand. Mr. Blowers asked about the other shed, that is higher up on the hill for and what it was used for? Mr. Bowen said he thought it was the Townships, thinking it was Public Works shed.

Mr. Ryan Martin made a motion to approve and forward to the Board of Supervisors, and Ms. Sarah Rider seconded. The motion carried unanimously by voice vote.

**Briefing Items:**

**None**

**Other Business:**

**None**

**Adjournment:**

On a motion by Mr. John Blowers and seconded by Ms. Sarah Rider with all voting in favor, the meeting was adjourned at 8:44 pm. The next Planning Commission meeting will be held on Tuesday, May 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](http://www.eastlampetertownship.org) for more information.

Respectfully submitted,

Jacob Bowen

Director of Planning/Zoning