

East Lampeter Township
PLANNING COMMISSION MINUTES
2250 Old Philadelphia Pike, Lancaster, PA 17602

June 9, 2026 2026

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, June 9, 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, Mr. Jon Thompson 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:

Ryan Brubaker

Mike Bergstrom

Chris Monahan

Anthony Petersheim

Nick Wagner

Greg Schwartz

Keith Erb

Andrew McClune

Public Present via ZOOM:

None

Minutes:

-The minutes of the May 12, 2026 Planning Commission meeting were approved, with Mr. John Blowers making a motion and Mr. Jon Thompson seconding. The motion carried unanimously.

Old Business:

None

New Business:

- a. **#2026-04 – Land Development Plan for Omar and Annie Smucker at 2008 Horseshoe Road**

-Chris Monahan from Mack Engineering presented the Land Development Plan for 2008 Horseshoe Road. The project consists of developing a single family home, on an existing 60 acre lot. It will be located behind the Lancaster Parts facility. The property is zoned as Ag-Agricultural. There was some discussion about the review letter from David Miller & Associates. They are requesting two waivers, the first one is a request to waive the preliminary cost for the final plan, and the second one is having to use a smaller diameter pipe than 15 inches , its a harder fit with the slope and grades, which David Miller & Associates supports. They are also looking for a deferral for the street widening and the sidewalks.

Ms. Sarah Rider made a motion to approve and forward to the Board of Supervisors , subject to the David Miller & Associates letter dated May 8, 2026. Also recommending approval for the deferral request for the street widening and sidewalks, and the LCPD letter when that is available. Mr. Ryan Martin seconded, and the motion carried unanimously.

b. #2026-11 – Land Development Plan for Professional Real Estate Holdings LLC at 1724 Lincoln Highway East Lampeter Township

-Mr. Craig Schwartz from SESI Engineering, presented the Land Development Plan for 1724 Lincoln Highway East. Mr. Schwartz let Planning Commission know that this property used to be the Reistenbatt building which was a vacuum repair business, and this building has been vacant for numerous years. Mr. Schwartz let the Commission know , that his client Mr. Mike Bergstrom would like to build a new loading dock for his tenant for the new business. Mr. Schwartz said that Mr. Bergstrom is willing to construct the street frontage (curbing , sidewalk) and other things the township requires. There was some discussion about the review letter from David Miller & Associates. Mr. Blowers thanked the applicants for their entrepreneurial spirit , since this building has sat vacant for many years.

Mr. Jon Thompson made a motion to approve and forward to the Board of the Supervisors , subject to David Miller & Associates letter dated, June 9, 2026 and the LCPD letter. Mr. John Blowers seconded, and the motion carried unanimously.

c. #2026-12 – Lot Add-on Plan at 101 and 117 Witmer Road for Andrew and Audrey McClune

-Keith Erb with Weber Surveyors presented the Lot Add on Plan for 101 &117 Witmer Road. Mr. Weber let the Commission know that Mr. McClune is looking to add creek frontage to his property. He has already has a preserved area with trees and things on the creek lot. The creek lot and Mr. McClunes lot with his home would become one lot. Mr. McClune is looking to then sell the other lot, in the near future.

Ms. Sarah Rider made a motion to approve and forward to the Board of Supervisors, subject to the letter from David Miller & Associates dated May 15,2026 and the LCPD letter, and also

recommend they approve the deferral as stated in the deferral letter that was submitted. Mr. Ryan Martin seconded, and the motion carried unanimously.

d. #2026-14 – Conditional Use Application of Devon Creek Phases 3-4 for Keystone Custom Homes Inc and Brookfield Development Corp.

-Mr. Randy Patterson, let the public know that Commission member Ms. Sarah Rider, was recusing herself, because the legal firm she works for does business with Keystone Custom Homes, however not on this project. As an abundance of caution she will recuse herself, and since there are no other cases on the agenda, she will leave the meeting for the evening.

-Mr. Randy Patterson, let the public know that the Conditional Use process for this case is for a project that's been in process since about 2008. The purpose of the meeting at Planning Commission is to offer comments on the Conditional Use Application before it is seen by the Board of Supervisors on July 8, 2026 at 5:30pm. Then, they will still be required to file a Land Development Plan that encompasses any conditions that were laid out at that meeting.

-Mr. Chris Venarchick with RGS Associates presented the Conditional Use Application of Devon Creek Phases 3-4. For Keystone Custom Homes Inc and Brookfield Development Corp. Mr. Venarchick let the public know that back in 2010 there was approval for them to build 405 units as part as phase one. This was a mix of duplexes, town houses and multi family units. Phase one is done, build out at 30 units. Phase two was originally planned to have 113 units. In 2015, there was a Conditional Use Application to change the type of product, this was in response to Keystone saying what do the buyers want out there? Also, what is selling/not selling? They also dropped the number of units from 405 to 399, in 2015. There was also a Text Amendment, from the applicants that was approved in 2026. The Text Amendment in 2026 was an idea to try to make it more attractive to each of the residents with the architecture, the site amenities, and the open spaces but yet keeping the sphere of that traditional neighborhood development. The Text Amendment count for the units stayed at 399, and with that count the traffic study was readdressed. When this traffic study was initially completed, the estimated traffic trips at that time exceeded that they are now seeing. The traffic is less than originally anticipated, but they have also reduced the unit count. The highway occupancy permit, still remains the same. Today what they're looking at is, left and right turn lanes, installing a traffic signal at the main drive when its warranted, and one ingress and two egress drives into the property. There would be a wider ingress turn off 23 into the development. There was some modifications that were presented and discussed. One main point was that accessory buildings need to be 4 ft from side yards. Mr. Venarchick feels that this should not apply to the accessory garages, since they are all one structure. He also stated that in Phase 1 and 2, these are already constructed. There was some discussion about the height of buildings.

Mr. Randy Patterson asked about a recalculation on Creek Hill Road. Mr. Patterson said that Creek Hill Road , is used as an alternative to using New Holland Pike. Mr. Patterson raised a concern that people could use Creek Hill, and turn onto Horning Road as a way to enter the rear of the development, which would cause more traffic to be on Creek Hill or on Hartman Station Road. Mr. Patterson asked about the reduction of road width, at that intersection at Coach Light, going from a width of 30 to 25 feet, and if there is any concern about traffic flow , especially the Emergency Vehicles entering the development ?Mr. Blowers had the same sort of question about the Creek Hill intersection. Commission would like this intersection to be reviewed again, since there's been some time passed since the last traffic study. Mr. Thompson brought up the street width issue , and has some concerns about Emergency Vehicles navigating the development especially if there are people parking on the streets. Mr. Mickey Thompson, spoke about the narrow streets, and said that there were studies done that showed narrow streets are safer because it forces people to slow down. Mr. Mickey Thompson, said that with the streets having some curves , it also forces people to slow down. Mr. Patterson stated that in his development, people do park on the street. In order to navigate around the parked cars, the people have to drive into the oncoming lane, which will force them to slow down, but is still a safety issue. Mr. Jon Thompson, feels like the street parking will cause more congestion and potentially having the parked cars in the way of the Emergency Vehicles. He feels like they should have no parking areas , just so there's not blockages anywhere. Mr. Mickey Thompson said they do have non parking areas in the development , and that the HOA will keep watch. Mr. Blowers asked about snow removal, and Mr. Mickey Thompson said they will handle snow removal until the streets get dedicated. Mr. Ryan Martin asked where do the cars go , when the streets do need plowed? Mr. Mickey Thompson said they residents will be asked to park in their driveway. Mr. Blowers mentioned that , years ago Lincoln Highway East was repainted and they made the lanes narrower to slow traffic. Mr. Venarchick said that in his neighborhood , people do park on the street, and he has to usually wait for the oncoming traffic to pass parked to go around. He feels like the narrower streets do help people slow down.

Mr. Jon Blowers made a motion to approve and forward to the Board of Supervisors, subject to the David Miller & Associates dated June 3, 2026 and that they readdress the traffic study at Coachlight & Creek Hill & Hartman Station Road. Mr. Ryan Martin seconded and the motion carried unanimously by voice vote.

Briefing Items:

- a. #2026-15 – Deferral of Land Development Review to Upper Leacock Township for Lancaster County Christian School at 2390 New Holland Pike

-Mr. Bowen let Planning Commission know that this project is mostly in Upper Leacock Township, but a small piece is in East Lampeter. The concern is where Creek Hill Road and Hartman Station meet, the small corner is in East Lampeter Township. The Township would like to recommend a condition there be a right of way for future improvement. This will be seen at a future meeting.

Other Business:

None

Adjournment:

On a motion by Mr. John Blowers and seconded by Mr. Jon Thompson with all voting in favor, the meeting was adjourned at 8:16 pm. The next Planning Commission meeting will be held on Tuesday, August 11 , 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