

April 6, 2026

The East Lampeter Township Board of Supervisors met on Monday, April 6, 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. In attendance were Vice Chair Ted Gallagher and Supervisors Mr. Roger Rutt, 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, Mr. Jacob Bowen, Planning Director; Captain James Shank, and Ms. Rhiannon Eckinger-Seda, Administrative Assistant.

Public Present:

Chad Martin – Chestnut Housing	Coral Fassnacht – Lafayette Fire
Jonathan Mattias – Bridge of Hope	Scott & Jennifer Wimer - residents
Tim & Wilma Bender	Bonnie & Richard Gentile - residents
Dave Keens – Lafayette Fire	Matt Entrekin - resident
Shelby Guinard – Lafayette Fire	Matt Crowe - resident
Jeff Keens – Lafayette Fire	Nick Wagner - resident
Isaac Esh – resident	Rochelle Dykes - resident
Suzi Sutton – Lafayette Fire	Valerie Kinder - resident
Troy Hurst – Lancaster Mennonite School	Donna Gribble – Ronks Fire
Carl Gehman – Ronks Fire	Leon, Wendy, & Erica Shonk- Noel's Café
Robert Patton – Emergency Services Committee	Numerous ELT Police Officers

Public Comment (non-agenda items only):

Mr. Matt Entrekin spoke on behalf of extended family regarding concerns about Noel's Cafe at the intersection of Old Philadelphia Pike and Clover Heights Road. Mr. Entrekin noted traffic issues created by the café and the drive-thru window. He also noted members of his family were reported to police for blocking access to the café while waiting at a nearby bus stop. The bus stop has since been moved. He requested these issues receive further consideration and be added to the agenda for the next meeting.

Mr. Leon Shonk spoke on behalf of Noel's Café. He noted the café went through the proper channels to open the business. The site was not changed to add the drive-thru and previous restaurants at the site have had drive-thru service. He said the café did not request moving the bus stop and thinks this was done by the Township and CV School District. Ms. Hitchens has no knowledge of Township involvement in moving the bus stop.

Consent Agenda:

- a. Approval of the April 6, 2026, Board of Supervisors meeting agenda
- b. Approval of the Minutes for the Monday, March 16, 2026, Regular Meeting
- c. Time Extension for action #2025-24 Smoketown Airport – The applicant’s consultant is offering a time extension until July 6, 2026, for the Board of Supervisors to act on the land development plan as the Township Engineer, Township staff, and neighboring municipality have provided comments that need to be addressed. Should the Board accept this offer of time extension, the Board would need to act by July 6, 2026. The last meeting before this date is June 20, 2026.
- d. Time Extension for action #2026-07 Rockvale Club House Land Development Plan at 32 South Willowdale Drive – The applicant’s consultant is offering a time extension until August 4, 2026, for the Board of Supervisors to act on the land development plan as the Township Engineer has provided comments that need to be addressed. Should the Board accept this offer of time extension, the Board would need to act by August 6, 2026. The last meeting before this date is August 3, 2026.
- e. Time Extension for recording #2024-18 Texas Roadhouse at 2317 Lincoln Highway East – The applicant is requesting a 180-day time extension to record the land development plan. This is the third time extension requested of this nature. Should the Board approve this time extension, the applicant would have until October 15, 2026, to record the plan.
- f. Financial Security Reduction for #2020-04 Carriage Machine Land Development Plan at 250 Maple Avenue – The Township Engineer, David Miller Associates letter of March 12, 2026, recommends a zero reduction, leaving a balance to be held of \$5,000.00.
- g. Approval to pay invoices from all funds totaling: \$376,969.42.

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

Swearing in of Officer Owen Bender

Captain Shank introduced Officer Owen Bender. Mr. Thornton lead Officer Bender in the oath, swearing him in as an officer of East Lampeter Township Police Department. Officer Bender introduced his family members present. Mr. Thornton and Mr. Hayward thanked the family members for supporting Officer Bender.

2025 Fire Volunteer of the Year

Mr. Thornton introduced the volunteer of the year from each fire company. Ms. Shelby Guinard from Lafayette Fire Company and Mr. Carl Gehman from Ronks Fire Company were present at the meeting to receive their awards. Mr. Christ Petersheim from Hand-in-Hand Fire Company and Mr. Steven Stoltzfus from Witmer Fire Company were not present at the meeting. Congratulations and thank you to all of the volunteers within the Township's four fire departments!

Recognition of 25 Years of Volunteer service to the Fire Service in East Lampeter Township

Mr. Sam King of Hand-in-Hand Fire Company was recognized for 25 years of service.

Hearing - Comprehensive Zoning Text Amendment: Planning Director, Jacob Bowen

At the December 15, 2025, meeting Mr. Bowen presented proposed changes to the Board. A final draft of changes from Board recommendations were then presented at the January 19, 2026, meeting. The proposed changes have been reviewed by planning partners who all recommend approval. Supervisors and Mr. Bowen discussed comments received from planning partners and the most significant changes, which are allowing multi-family dwellings in the R-2 district and removing parking requirements in the Mixed-Use district. Additional changes will correct typos and improve clarity as well as implement strategies from the 2023 Housing Needs Study.

Mr. Gallagher moved to close the hearing, seconded by Mr. Hayward. The motion carried.

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

Old Business: None

New Business:

- a. #2026-01 Lancaster Mennonite School Land Development Plan at 2176 Lincoln Highway East

Mr. Jim Wenger of Derck and Edson and Mr. Troy Hurst of Lancaster Mennonite were present to represent the project. The school proposes building an 824 square foot addition for administrative offices. The project will remove existing parking, reducing impervious area.

Mr. Hayward moved to approve the plan, subject to the David Miller/Associates letter of March 12, 2026, seconded by Mr. Rutt. The motion carried.

b. #2026-09 Isaac Esh Stormwater Management Plan 2090 Creek Hill Road

Mr. Esh was present and informed the Board the stormwater management plan is for an 800-square-foot ECHO unit for his mother-in-law. An ECHO agreement will be acted on at the next meeting.

Mr. Hayward moved to approve the plan, subject to the March 20, 2026, David Miller/Associates letter, seconded by Mr. Gallagher. The motion carried.

c. Sewer Planning Module Resolution: Smoketown Airport

Smoketown Airport intends to add three additional hangars, and renovate two hangers, as well as a small utility shop. As part of the land development, two restroom facilities will be added. The resolution is needed for the two additional EDUs to add the restrooms and will allow the DEP process to begin.

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

d. Enfield Road Traffic Calming

The Township received a Traffic Calming/Speeding Complaint form from a resident of Enfield Road on March 6, 2026. The form was forwarded to the Public Works Director on March 9, 2026, and Chief Zerbe on March 10, 2026. Chief Zerbe reviewed five years of crash data, finding one accident at the intersection of Enfield and Greenfield Roads. Chief Zerbe also deployed speed monitoring signs and returned a week of data. Several residents of Enfield Road were present to offer comments. Ms. Rochelle Dykes is concerned about traffic and speeding due to senior citizen and disabled residents. Ms. Bonnie Gentile reported the speed monitoring is only effective while the signs are in place and the traffic would be less concerning if cars did not speed. Residents believe traffic is caused by drivers cutting through Enfield Road to avoid traffic on Greenfield and Pitney Roads. They are worried the new Greenfield North apartments will add more traffic. Staff and supervisors discussed options for addressing these concerns. If conducted, a speed study will follow the 85th percentile of driver speed which could increase the speed limit. Speed bumps or speed tables have regulations governing installation and could be expensive. Supervisors agreed on first interventions of speed enforcement by police and deploying speed monitoring signs for longer periods of time.

Supervisor's Discussion:

a. Tow Policy and False Alarm Fee

Chief Zerbe will continue to discuss tow options in future meetings with the tow group.

b. Cost Savings to reduce deficit spending

No further cost savings have been identified since the last meeting. Mr. Hayward inquired about the possibility of updating lighting to LED to save on energy costs. Ms. Hitchens noted she would come to the next meeting prepared to answer the question about LED lighting.

c. Other

Mr. Thornton suggested adding traffic safety or concerns within the Township as a future discussion item with Enfield Drive and Clover Heights Road for discussion at the April 20, 2026 meeting.

Action Items:

a. Reappoint Frank Hollingsworth to the Park Board with a term ending on May 5, 2031

Mr. Gallagher moved to reappoint Mr. Hollingsworth to the Park Board, seconded by Mr. Hayward. The motion carried.

b. Appoint John Blowers to the Planning Commission filling a vacant position with a term ending on November 19, 2027

Mr. Hayward moved to appoint Mr. Blowers to the Planning Commission, seconded by Mr. Rutt. The motion carried.

c. Appoint Darrel Zimmerman to the Emergency Services Committee as a citizen representing East Lampeter Township with a term ending on December 31, 2027

Mr. Hayward moved to appoint Mr. Zimmerman to the ESC, seconded by Mr. Lapp.

Mr. Robert Patterson, Chair of the ESC, commented that he has been talking to someone else who may fill this position and they may also take on the role of secretary, which is currently vacant. There was a discussion of the issues caused by not having a secretary and therefore, no one to complete minutes for ESC meetings. Recording or AI options for minutes were discussed. Several supervisors recommended tabling action until a secretary is identified.

Mr. Hayward amended his motion to table action until the April 20, 2026, meeting, seconded by Mr. Lapp. The motion carried with four assenting votes. Mr. Rutt was absent at the time of the vote.

d. Endorse Tributary Naming of Smith Run

Mr. David Denlinger submitted a request for a letter of support towards his proposal to name a Mill Creek tributary Smith Run after the Quaker family who settled the land around the tributary. Mr. Denlinger submitted signatures from neighbors in support of the name proposal.

Mr. Hayward moved that staff write a letter endorsing the name request, seconded by Mr. Rutt. The motion carried.

Manager's Report

a. PSATS Resolutions

Ms. Hitchens and the supervisors discussed the list of resolutions. Mr. Hayward recommended Ms. Hitchens, as the voting delegate, votes based on her knowledge. Mr. Rutt recommended opposing unfunded mandates.

Public Comment: None

Adjournment:

Mr. Gallagher moved to adjourn, seconded by Mr. Hayward. The motion carried and meeting adjourned at 8:36pm.

The next meeting will be held on Monday, April 20, 2026, at 7:00pm at the Township office.