

April 20, 2026

The East Lampeter Township Board of Supervisors met on Monday, April 20, 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, and Ms. Stephanie Leakway, Administrative Assistant.

Public Present:

Rochelle Dykes – Enfield Drive
Lauren Crowe – Clover Heights Road
Shelly Koppehele – Clover Heights Road
Dane Koppehele – Clover Heights Road
Jarryd Koppehele – Clover Heights Road
Natalie Koppehele - Clover Heights Road
Erica Shonk – Noel's Café
Nick Wagner – resident
Robert Patterson – ESC

Andrea Figueroa – Clover Heights Road
Megan Entrekin – Clover Heights Road
Valerie Kinder – Clover Heights Road
Bonnie Gentile – Enfield Drive
Richard Gentile – Enfield Drive
Leon Shonk – Noel's Café
Wendy Shonk – Noel's Café
Michael Wolfe – CVBA

Consent Agenda:

Approval of the April 20, 2026, Board of Supervisors meeting Agenda

Approval of the Minutes for the Monday April 6, 2026, Regular Meeting

Time Extension for action #2025-04 Omar Smucker Land Development Plan at 2008 Horseshoe Road – The applicant's consultant is offering a 60-day time extension for the Board of Supervisors to act on the stormwater management plan as the Township Engineer and Township staff provide comments that need to be addressed. Should the Board accept this offer of time extension, the Board would need to act by August 18, 2026. The last meeting before this date is August 17, 2026.

Time Extension for action #2026-05 Smucker Farm Market Stormwater Management Plan at 2110 Rockvale Road – The applicant is offering a 90-day time extension for the Board of Supervisors to act on the stormwater management plan as the Township Engineer and Township staff provide comments that need to be addressed. Should the Board accept this offer of time extension, the Board would need to act by July 21, 2026. The last meeting before this date is July 13, 2026.

Time extension for action #2026-08 Mervin Stoltzfus Lot Add on Plan at 2400 Stumptown Road – The applicant’s consultant is offering a 90-day time extension for the Board of Supervisors to act on the land development plan as the Township Engineer and Township staff have provided comments that need to be addressed. Should the Board accept this offer of time extension, the Board would need to act by August 16, 2026. The last meeting before this date is August 3, 2026.

Financial Security Release for #2024-26 Isaac Esh Stormwater Management Plan at 2090 Creek Hill Road – The Township Engineer, David Miller Associates, letter of April 16, 2026, recommends releasing \$5,000.00, leaving a balance to be held of \$0.

Approval to pay invoices from all funds totaling: \$913,427.56

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

Old Business: None

New Business:

#2026-03 High Foundation Land Development Plan at 700 Greenfield Road. Mr. Chris Venarchick of RGS Associates and Mr. Ken Hornbeck of High Companies represented the project. The project proposes constructing an 8,900 square foot office building, parking area, and access drive. Stormwater will be managed with rain gardens. The applicant has requested a waiver of park land fees due to the tax-exempt status of the foundation. Staff, supervisors, and project representatives discussed this waiver request. Mr. Gallagher and Mr. Rutt stated they would be in favor of waiving the fee based on events and projects High does to benefit the community.

Mr. Gallagher moved to approve the plan based on the April 10, 2026, David Miller/Associates letter and waive the fees-in-lieu. Mr. Rutt seconded. Mr. Venarchick asked whether the allowance of more than 125% parking needs a separate motion. Mr. Gallagher’s motion was amended to include the excess parking allowance, Mr. Rutt seconded the amendment. The motion was carried with votes in favor from Mr. Gallagher, Mr. Rutt, Mr. Hayward, and Mr. Lapp. Mr. Thornton abstained.

#2026-07 Fernmoor Homes Clubhouse at 35 South Willowdale Drive. Mr. Chris Venarchick of RGS Associates represented the project. He explained that due to additional work that needs to be done to prepare parcel #5 for construction, the clubhouse, which was part of parcel #5, has been pulled from that land development plan as a standalone land development plan.

Mr. Hayward moved to approve the plan subject to the April 7, 2026, David Miller/Associates letter and the March 3, 2026, LCPC letter and to allow over the 125% parking maximum. Mr. Lapp seconded. The motion carried.

#2026-10 Conestoga Valley Baseball Association Waiver of Land Development at 416 Dohner Drive

Mr. Michael Wolfe, CVBA president, represented the project. The baseball association was using the snack stand for equipment storage but now needs separate storage. The shed was originally placed in a floodplain but will now be placed at the corner of a parking lot over existing impervious area. Ms. Hitchens noted a resident concern about unkempt sheds at Lafayette Park and recommended the baseball association work with staff to address this concern. Mr. Wolfe agreed to this suggestion.

Mr. Rutt moved to approve the waiver of land development, seconded by Mr. Hayward. The motion carried.

ECHO Agreement 2090 Creek Hill Road - Mr. Hayward moved to approve the agreement, seconded by Mr. Gallagher. The motion carried.

Resolution – Sewer Planning Module for Lancaster Archery at 2195 Old Philadelphia Pike
The resolution will allow four EDUs for the project to go through the DEP planning process.
Mr. Gallagher moved to approve the resolution, seconded by Mr. Lapp. The motion carried.

Resolution – Sewer Planning Module for 2420 Gehman Lane

The resolution will allow two EDUs to go through the DEP planning process.

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

Supervisor's Discussion:

Tow Policy and False Alarm Fee - Chief Zerbe will continue to meet with the tow group.

Cost Savings to reduce deficit spending - Following an inquiry from Mr. Hayward as to whether LED lights would save on energy costs, Ms. Hitchens noted some interior and all exterior lights at Township facilities have been upgraded to LED.

Traffic Calming/Safety Issues – Enfield Drive and Clover Heights

Data collected from recent speed monitoring and enforcement on Enfield Drive will be available for report at an upcoming meeting.

Public Works Director, Mr. Charlie Thomas, visited Clover Heights Road to observe traffic. He suggested restricting parking or painting double yellow lines 50 feet into Clover Heights Road from Rt. 340 to keep vehicles in lanes. Mr. Thomas also suggested moving planters on Noel's Café property to direct customer traffic. Residents of Clover Heights Road noted cars sit on Rt. 340 blocking Clover Heights. They also noted customers enter and exit the site at will and they would like clearly designated entrance and exit lanes. Noel's Café staff said they are open to recommendations as their efforts thus far to direct traffic are not followed by all patrons. Mr. Hayward noted this may be an issue of vehicle volume, rather than direction. Supervisors reached a consensus that Clover Heights Road can be added to the roads receiving line painting this year. Staff will work to determine how to best align the yellow lines with the entrance/exit to the café.

Other - None

Action Items:

Approve easements associated with Lincoln Highway Streetscape Phase 3 at 2359 Lincoln Highway East and 2 Pleasant Drive

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

Assessment Collection Agreement for Lincoln Highway Lancaster Business Improvement District

A tax will be assessed on properties within the Business Improvement District, and the Township will collect this tax. The agreement outlines reimbursement of software and administrative costs from the Business Improvement District Authority to the Township.

Mr. Rutt moved to approve the agreement, seconded by Mr. Lapp. The motion carried.

Appoint Darrell Zimmerman to the Emergency Services Committee as citizen representative for the Township

Mr. Rob Patterson, Chair of the ESC, has identified a Township resident who is willing to join the ESC as a citizen representative and serve as secretary. Given this information was not received prior to the setting of the agenda for this meeting, Mr. Gallagher moved to table the appointment to the May 11, 2026, meeting. Mr. Hayward seconded. The motion carried.

Manager's Report:

Willow Road Culvert Replacement update - Work on the culvert is progressing on schedule, and it is anticipated the road will reopen at the end of the month.

Public comments: None

Adjournment:

Mr. Gallagher moved to adjourn, seconded by Mr. Hayward. The motion carried and meeting adjourned at 8:15pm.

The next meeting of the Board of Supervisors is Monday, May 11, 2026, at 7:00pm at the Township office.