

May 11, 2026

The East Lampeter Township Board of Supervisors met on Monday, May 11, 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. Rhiannon Eckinger-Seda, Administrative Assistant.

Public Present:

Dane and Shelley Koppehele – Clover Heights Rd.
Megan Entrekin – Clover Heights Rd.
Lauren Crowe – Clover Heights Rd.
Ashley Koppehele – Clover Heights Rd.
Scott Wimer – Enfield Dr.
Nick Wagner – resident
Rochelle Dykes – Enfield Dr.

Erica Shonk – Noel's Café
Leon Shonk – Noel's Café
Bonnie Gentile – Enfield Dr.
Rich Gentile – Enfield Dr.
Jenn Wimer – Enfield Dr.
Kathy Cody – resident
Rob Patterson - ESC

Public Comment: None

Consent Agenda:

- a. Approval of the May 11, 2026, Board of Supervisors meeting agenda
- b. Approval of the Minutes for the Monday, April 20, 2026, Regular meeting
- c. Time Extension to record #2024-07 Chick Fil A Land Development Plan at 2467 Lincoln Highway East – The applicant's consultant is requesting a 180-day time extension to record the conditionally approved plan. Should the Board approve of this time extension, the applicant will need to record the plan by November 27, 2026.
- d. Time Extension to record #2025-26 Lancaster Archery Land Development Plan at 2195 Old Philadelphia Pike – The applicant's consultant is requesting an additional time extension to July 13, 2026, to record the conditionally approved plan. Should the Board approve this time extension, the applicant would need to record the plan by July 13, 2026.
- e. Time Extension for action #2026-07 Rockvale Parcel 5 Land Development Plan at 35 South Willowdale Drive – The applicant's consultant is requesting an additional time extension to May 27, 2027, to record the conditionally approved plan. Should the

Board approve this time extension, the applicant will need to record the plan by May 27, 2027.

- f. Financial Security Release for #2020-04 Carriage Machine Land Development Plan at 250 Maple Avenue – The Township Engineer, David Miller Associates, letter of April 28, 2026, recommends releasing \$5,000.00, leaving a balance to be held \$0.00.
- g. Financial Security Reduction for #2021-16 John Miller Stormwater Management Plan at 289 Clearview Road – The Township Engineer, David Miller Associates, letter of May 6, 2026, recommends releasing \$0.00, leaving a balance to be held of \$7,837.50.
- h. Financial Security Reduction for #2021-25 Steudler Land Development at 2599 Old Philadelphia Pike – The Township Engineer, David Miller Associates, letter of May 6, 2026, recommends reducing the site improvement portion by \$140,461.20, leaving a balance to be held of \$209,697.18 and recommends releasing \$0.00 from the sanitary sewer improvement, leaving a balance to be held of \$5,357.50.
- i. Financial Security Reduction for #2023-32 Rockvale Parcel 2 Land Development Plan at 35 South Willowdale Drive – The Township Engineer, David Miller Associates, letter of April 29, 2026, recommends reducing the site improvements portion by \$120,335.71, leaving a balance of \$367,516.13 to be held. Additionally, the letter recommends reducing the sanitary sewer improvements by \$98,572.10, leaving a balance of \$5,500.00.
- j. Financial Security Reduction for #2024-13 Sheetz Land Development Plan at 2100 Lincoln Highway East – The Township Engineer, David Miller Associates, letter of April 29, 2026, recommends reducing the site improvements portion by \$13,300.52, leaving \$0.00 and reducing sanitary sewer improvement by \$78,556.00, leaving a balance of \$5,500.00.
- k. Financial Security Reduction for #2024-23 Church of Nazarene Land Development Plan at 2150 New Holland Pike – The Township Engineer, David Miller Associates, letter of April 21, 2026, recommends reducing the amount held for site improvements by \$37,144.80, leaving a balance to be held of \$3,850.00.
- l. Financial Security Release for #2025-22 Keystone Woodworking Land Development Plan at 2225 Old Philadelphia Pike – The Township Engineer, David Miller Associates, letter of May 6, 2026, recommends releasing \$18,753.00, leaving a balance to be held of \$0.00.
- m. Approval to pay invoices from all funds totaling: \$972,967.74

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

Old Business: None

New Business:

- a. Resolution – Sewer Planning Module for Texas Roadhouse Expansion at 2317 Lincoln Highway East

The resolution will allow 9 additional EDUs for the project to begin the DEP process.

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

Supervisor's Discussion:

- a. Tow Policy and False Alarm Fee - The Emergency Services Committee will review the false alarm fee policy at the meeting on May 21, 2026.
- b. Cost Savings to reduce deficit spending - No updates
- c. Traffic Calming/Safety Issues: Enfield Drive and Clover Heights – Ms. Hitchens reviewed data collected from speed monitoring on Enfield Drive. Staff are pricing temporary speed bumps, placed from approximately April to November, to accommodate winter maintenance. Ms. Bonnie Gentile commented that drivers slow down when they see the speed monitors, skewing data. Mr. Scott Wimer reported traffic issues caused by converging entrances of several businesses near Enfield Drive

Public Works Director, Charlie Thomas, suggested lines be painted on Clover Heights Road to direct traffic at a distance of 65 feet. Cones were placed to mark the right-of-way until lines can be painted. Citing the narrow width of Clover Heights, Noel's Café staff requested restricted on-street parking to the end of the café's property line.

Mr. Gallagher moved to approve line painting with the potential for restricted parking as determined by the police department and public works staff, seconded by Mr. Lapp. Mr. Gallagher amended his motion to note the approval of line painting on Clover Heights Road is outside of policy, meeting only three of the four criteria. Mr. Lapp seconded the amended motion. The motion carried.

- d. Other – None

Action Items:

- a. Approve easements associated with the pedestrian crossing on Mount Sidney Road at 469 Mount Sidney Road

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

b. Agreement of Settlement for 2110 Rockvale Road

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

c. Agreement to utilize a Holding Tank on the property located at 2110 Rockvale Road for a farm market

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

d. Resolution – Budget Amendment for Maintenance and Repairs to Traffic Signals

Maintenance costs of traffic signals and cameras have depleted the allocated budget, with another \$64,000 in anticipated costs.

Mr. Hayward moved to approve the amendment, seconded by Mr. Lapp. Staff and supervisors discussed the life expectancy of signals and cameras. The motion carried.

e. Letter of support to PA Department of Community and Economic Development Neighborhood Assistance Program Special Program Priorities for the proposed Chestnut Housing Project at 1733 Lincoln Highway East

Mr. Gallagher moved to approve the letter of support, seconded by Mr. Rutt. The motion carried.

f. Appointment to the Emergency Services Committee as citizen representative for the Township

Mr. Gallagher moved to appoint Katie Byrd, seconded by Mr. Rutt. The motion carried.

Manager's Report:

a. Recreation Programming Update

Ms. Hitchens reviewed recent recreation programs and some upcoming events. Recreation Director, Lisa Cleveland, is continuing to expand and develop the program.

b. Pavilion construction update

Construction is expected to be completed by the end of June. Public Works staff have been working on utility hookups. Naming of the pavilion will take place at an upcoming meeting.

Public Comments: None

Adjournment:

Mr. Hayward moved to adjourn, seconded by Mr. Gallagher. The motion carried and meeting adjourned at 7:53pm. The next meeting of the Board of Supervisors will be held Monday, June 1, 2026, at 7:00pm at the Township office.