

June 1, 2026

The East Lampeter Township Board of Supervisors met on Monday, June 1, 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. Vice Chairman Ted Gallagher called the meeting to order at 7:00pm, followed by the Pledge of Allegiance. In attendance were Supervisors Mr. Roger Rutt, Mr. Robert Hayward Jr., and Mr. Michael Lapp. Chairman Mike Thornton was absent. Also present in the meeting room were Ms. Tara Hitchens, Township Manager; Ms. Kimberly Piestrak, Assistant Township Manager, and Leigh Obetz, Administrative Assistant.

Public Present:

John Pogue – Landvision LLC

Lloyd Miller-resident

Public Comment (non-agenda items only): None

Consent Agenda:

- a. Approval of the June 1, 2026, Board of Supervisors meeting agenda
- b. Approval of the Minutes for the Monday, May 11, 2026, Regular meeting
- c. Time Extension to record #2024-19 Lancaster Parts and Equipment Land Development Plan at 2008 Horseshoe Road – 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 28, 2026.
- d. Time Extension to record #2024-32 Christian Stoltzfus Subdivision Plan at 2198 Hobson Road – The applicant's consultant is requesting a 90-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 September 14, 2026.
- e. Time Extension to record #2025-05 Cocalico Creek Land Development Plan at 2331 Lincoln Highway East – The applicant's consultant is requesting a 90-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 September 12, 2026.
- f. Financial Security Release for #2021-04 Gary Kunkle Stormwater Management Plan at 821 Hornig Road – The Township Engineer, David Miller Associates, letter of May 19, 2026, recommends releasing \$0.0, leaving a balance to be held of \$31,280.43.
- g. Financial Security Reduction for #2021-17 Greenfield North Land Development Plan Phase 3 – The Township Engineer, David Miller Associates, letter of May 8, 2026, recommends releasing \$2,317,974.00 from the funds being held for site improvements and \$311,591.50 from the funds being held for sewer improvements,

leaving a balance to be held of \$1,253,275.83 for site improvements and \$4,400.00 for sewer improvements.

- h. Approval to pay invoices from all funds totaling: \$808,854.03

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

Old Business: None

New Business:

- a. #2026-05 Smucker Farm Market Stormwater Management Plan at 2110 Rockvale Road - John Pogue of Landvision was present to represent the project. Mr. Pogue reviewed the plan for the property where a farm market of approximately 4,300 square feet and an attached greenhouse of approximately 3,700 square feet are proposed.

Mr. Hayward moved to approve the plan, subject to the April 13, 2026, David Miller/Associates letter, seconded by Mr. Rutt. The motion carried.

Supervisor's Discussion:

- a. Tow Policy and False Alarm Fee – no update.
- b. Cost Savings to reduce deficit spending – Mr. Hayward requested while staff prepare for the next budget, they come up with recommendations for how the Township can become debt neutral within 3 years and have \$500,000 in savings. The Township Finance Director is preparing a report on how ARPA funds were utilized.
- c. Traffic Calming/Safety Issues – Enfield Drive – Public Works staff have researched installation of temporary speed humps. As the Township follows state regulations, signage for the speed humps is required. Staff recommend the signs be hinged so they may be displayed only during times of year the speed humps are in place. Costs are estimated at \$1,500, not including labor costs for Public Works staff to complete the work.

Mr. Hayward moved to approve the installation of temporary speed humps at an estimated cost of \$1,500 and adoption of hinge signs by July 2026 or if the speed humps can't be acquired and installed by then that they be installed in April 2027, seconded by Mr. Rutt. The motion carried. The Board members noted that following installation, they would like the speed monitoring devices placed on Enfield to collect follow up data.

- d. Other – None

Action Items:

- a. Approve retainer agreement with Herbert, Rowland & Grubic Inc.

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

- b. Approve open space fair market value for 2026

Mr. Rutt moved to approve the 2026 fair market value per the May 11, 2026 memo from Planning Director, Jacob Bowen which will increase the value per acre from \$100,062 to \$100,743

- c. Approve Witmer Fire Protection assistance with Fire Police at the Farm Family Days to be held July 24 and July 25, 2026, at 702 Hartman Station Road.

Mr. Hayward moved to approve Witmer Fire Protection assistance at Farm Family Days, seconded by Mr. Rutt. The motion carried.

- d. Resolution Budget Amendment for Online Accounts for Residents, Online Billing, and Phone Payment through current financial software provider.

Mr. Hayward moved to approve the budget amendment of \$16,000, seconded by Mr. Lapp. The motion carried.

- e. Set July 8, 2026, beginning at 5:30pm as the hearing date and time for the Conditional Use application from Keystone Custom Homes for Devon Creek project.

Mr. Hayward moved to set the hearing date as proposed, seconded by Mr. Rutt. The motion carried.

Manager's Report:

- a. Strasburg Pike to Oakview Road Trail – Construction of the trail resumed the week of May 27, 2026.

Public Comment: None

Adjournment:

Mr. Rutt moved to adjourn, seconded by Mr. Hayward. The motion carried and meeting adjourned at 7:37pm.

The Board will hold a Special Meeting Tuesday June 2, 2026, at 7:00am at the Township office. The next Regular Meeting will be Monday, June 15, 2026, at 7:00pm at the Township office.