

June 30, 2026

The East Lampeter Township Board of Supervisors met on Monday, June 30, 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 Supervisors Mr. Ted Gallagher, 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 Rhiannon Eckinger-Seda, Administrative Assistant.

Public Present:

Chief Zerbe – ELTPD	Nick Wagner - resident
Doug Immel – ELTPD	Lisa Tice
Greg Dolk – ELTPD	Josh Tice
Randy Shrom – ELTPD	Keith Erb – Weber Surveying
Mike Bergstrom – resident	Eric & Sue Meyer
Greg Schwartz – Steckbeck Engineering	Cassie Kreider – Willow Rd.
Drew McClune – resident	Chris Monahan – resident
Remington Gochnauer – Oscar’s Pet Resort	Kirby Kreider – Oscar’s Pet resort
John Kreider Jr. – Willow Rd.	

Chairman Thornton announced that an Executive Session on personnel matters was held prior to the meeting.

Public Comment:

Cassie Kreider, owner of Oscar’s Pet Resort on Willow Road, raised concerns regarding traffic on Willow Road, especially where Willow Road intersects Ben Franklin Boulevard and Greenfield Road. She also informed the Board of issues with noise from the manufacturing site of Kettle and Fire. Finally, Ms. Kreider noted that the lighting on the roof of Ascend Apartments is polluting the night sky. John Kreider Jr. noted many accidents at Willow and Greenfield intersection that do not require emergency personnel presence and are therefore not reported to the Township. Ms. Hitchens advised that these types of accidents should be reported to the Township and/or police department, otherwise they go undocumented.

Consent Agenda:

- a. Approval of the June 30, 2026, Board of Supervisors meeting agenda
- b. Approval of the Minutes for the Monday, June 1, 2026, regular meeting

- c. Approval of the Minutes for the Tuesday, June 2, 2026, Special Meeting
- d. Time Extension for action #2025-24 Smoketown Airport Land Development Plan at 311 Airport Drive – The applicant’s consultant is providing the Township Board of Supervisors with an additional 90 days to review and act on the land development plan. This additional time is offered as the consultant works through review comments from the Township Engineer. Should the Board accept this additional time, the Board will need to act on the plan by October 6, 2026.
- e. Time Extension to record #2023-20 Dutch Wonderland Land Development Plan at 2249 Lincoln Highway East – The applicant’s consultant is requesting a 120-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 5, 2026.
- f. Financial Security Reduction for #2025-03 Stoltzfus Woodworking Land Development Plan at 324 Willow Road – The Township Engineer, David Miller Associates, letter of June 18, 2026, recommends reducing the current funds being held by \$111,994.53, leaving a balance to be held of \$12,845.55. There are a number of items that remain to be finalized by the applicant.
- g. Approval to pay invoices from all funds totaling: \$531,656.64.

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

Swearing in of Police Officer Isla Meyer

Mr. Thornton lead Officer Meyer in the oath, swearing her in as officer with East Lampeter Police Department.

Life Saving Recognition – Officer Nicholas Zollner and Citizen Kurt Renshaw

Chief Zerbe recognized Officer Zollner and Mr. Renshaw who provided lifesaving aid to a driver during a medical emergency until EMS could arrive.

Recognition of Lancaster County’s Top Gun – Police Officer Samuel Sanger

Officer Sanger was unavailable for this meeting and will be recognized at a future meeting.

Old Business: None

New Business:

- a. #2026-04 Omar and Annie Smucker Land Development Plan at 2008 Horseshoe Road – Mr. Chris Monahan of Mack Engineering reviewed the proposed project for a single-family residence. The commercial plan for Lancaster Ag & Parts at this

address has been withdrawn. The applicant is requesting deferral of curb and frontage improvements. Items from the May 18, 2026, David Miller Associates letter are being addressed. The NPDES permit is in progress, and sewer planning is waiting on PA DEP.

Mr. Gallagher moved to approve the plan conditioned upon the Lancaster County Planning Commission letter, when it is received, and the May 18, 2026, David Miller Associates letter.

- b. #2026-11 Professional Real Estate Holding LLC Land Development Plan at 1724 Lincoln Highway East – Greg Schwartz of Steckbeck Engineering represented the project to build a loading dock at the property. The applicant has requested a 24-month deferral of the required frontage improvements due to excessive cost.

Mr. Hayward moved to approve the plan conditioned on the Lancaster County Planning Commission letter dated June 4, 2026, and the David Miller Associates letter dated June 9, 2026. The frontage deferral was approved with improvements to be completed within 24 months from the finish of construction.

- c. #2026-12 Andrew and Audry McClune Lot Add-on Plan at 101 and 117 Witmer Road - Keith Erb from Weber Surveyors represented the project which will move lot lines, adding acreage from 101 Witmer Road to 117 Witmer Road. The stream management will stay with the current home. A deferral agreement for frontage improvements has been returned to the Township and awaits second review from David Miller Associates.

Mr. Rutt moved to approve the plan contingent upon the David Miller Associates letter of May 15, 2026, the Lancaster County Planning Commission letter of June 8, 2026, and deferral agreement subject to Township Solicitor approval. Mr. Gallagher seconded. The motion carried.

Supervisor's Discussion:

- a. Tow Policy and False Alarm Fee – No updates
- b. Cost Savings to reduce deficit spending – No updates
- c. Safety Issues – Traffic concerns at Willow Road reported during public comment were added to this discussion item.
- d. Other - None

Action Items:

- a. Appoint Jacob Bowen as the primary Building Code Official for East Lampeter Township.

Mr. Hayward moved to appoint Jacob Bowen as primary Building Code Official for East Lampeter Township, seconded by Mr. Rutt. The motion carried.

- b. Request for Fire Police Assistance for the New Holland Fair from September 29 through October 3, 2026, from Hand-in-Hand, Lafayette, Ronks, and Witmer Fire Companies as they have availability.

Mr. Rutt moved to approve Fire Police Assistance for the New Holland Fair, seconded by Mr. Gallagher. The motion carried.

- c. Acknowledge that a small portion, 7,473 square feet, of the farm, totaling 42 acres, located at 431 Beechdale Road is within East Lampeter Township, but a far greater portion of the farm is within Upper Leacock Township and would be considered a part of the Upper Leacock Township Agricultural Security Area.

Mr. Rutt moved to acknowledge this small land area of 7,473 square feet of 431 Beechdale Road as part of Upper Leacock Township Ag Security Area, seconded by Mr. Lapp. The motion carried.

- d. Appointment of Darrell Zimmerman to the Industrial Commercial Development Authority filling the term of John Blowers which will expire on January 16, 2031.

Mr. Hayward moved to appoint Darrell Zimmerman to the Industrial Commercial Development Authority, seconded by Mr. Lapp. The motion carried.

- e. Resolution to Adopt the Lancaster County 2025 Hazard Mitigation Plan

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

- f. Resolution for Small Dollar Settlement with PennDOT

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

Manager's Report:

- a. Comprehensive Plan Update – A draft of the plan is available on the Township website for public review.
- b. New Public Office Hours Effective Monday, July 6, 2026 – Monday through Thursday 8am to 4pm

Public Comments:

Several residents and business owners from Willow Road and Forry Road raised additional concerns for farmer safety and impact to residents resulting from the noise, traffic, and lighting issues discussed at the beginning of the meeting.

Adjournment:

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

The East Lampeter Township Board of Supervisors will hold a Conditional Use Hearing for Devon Creek Keystone Homes on Wednesday, July 8, 2026, at 5:30pm at Township office.

The next Regular Meeting will be held Monday, July 13, 2026, at 7:00 at the Township Office.