

July 13, 2026

The East Lampeter Township Board of Supervisors met on Monday, July 13, 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 Stephanie Leakway, Administrative Assistant.

Public Present:

Justin Eby -Resident

Charlie Suhr -Redevelopment Authority

Nick Wagner -Redevelopment Authority

Mr. Thornton made an announcement that an Executive Session on personnel matters was held prior to the start of the meeting.

Public Comment (non-agenda items only): None

Consent Agenda:

- a. Approval of the July 13, 2026, Board of Supervisors meeting agenda
- b. Approval of the Minutes for the Tuesday, June 30, 2026, regular meeting
- c. Time Extension for recording #2026-07 Rockvale Clubhouse Land Development Plan at 35 South Willowdale Road. The applicant's consultant is requesting to August 30, 2026, to record the conditionally approved plan. Should the Board of Supervisors approve this time extension, the applicant must record the plan by August 30, 2026.
- d. Time Extension to record #2026-03 High Foundation Land Development Plan at 700 Greenfield Road. The applicant's consultant is requesting a 6-month time extension to record until January 15, 2027. Should the Board approve this time extension, the applicant will need to record the plan by January 15, 2027.
- e. Time Extension to record #2025-Lancaster Archery Land Development Plan at 2195 Old Philadelphia Pike. The applicant's consultant is requesting a time extension to record until August 3, 2026, the conditionally approved plan. Should the Board approve of this time extension, the applicant will need to record the plan by August 3, 2026.

- f. Time Extension for recording # 2024-12 Elmer Petersheim Stormwater Management Plan at 702 Hartman Station 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 October 17, 2026.
- g. Time Extension for action # 2025-25 Samuel Stoltzfus Subdivision Plan at 91 North Soudersburg Road. The applicant's consultant has offered the Board of Supervisors an additional 90 days to review and take action on the plan and so that the consultant can address the Township Engineer's comments. Should the Board of Supervisors accept this time extension, action would need to be taken by October 26, 2026.
- h. Time Extension for action #2026-13 Christian and Rachel Esh Subdivision Plan at 2571 Siegrist Road. The applicant's consultant has offered the Board of Supervisors an additional 180 days to review and take action on the plan and so that the consultant can address the Township Engineer's comment. Should the Board of Supervisors accept this time extension, action would need to be taken by October 26, 2026.
- i. Financial Security Release for #2020-13 Arlene Hess Subdivision Plan at 289/290 Clearview. The Township engineer, David Miller Associates, letter dated July 9, 2026, recommends releasing the remaining funds of \$7,638.50 being held, leaving a balance of \$0.00.
- j. Approval to pay invoices from all funds totaling: \$276,036.85.

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

Old Business:

Declaration of Plan Termination for #2021-04 Gary Kunkle Stormwater Management plan located at 821 Hornig Road.

Ms. Hitchens noted that the plan was never constructed and that the funds being held are those of one of the neighbors and Mr. Kunkle no longer wishes to move forward with the plan. Mr. Gallagher moved to approve the plan termination, contingent upon the applicant having updated escrow accounts, seconded by Mr. Rutt. The motion carried.

New Business:

Acceptance of proposed zoning ordinance text amendment regarding Adaptive Resue of Hotel properties in the C-2 and C-3 zoning district and authorization to distribute to planning partners for review and comment.

Charlie Suhr and Justin Eby, Redevelopment Authority Lancaster County proposed a text amendment to the C-2 and C-3 zoning districts which would allow for an adaptive reuse of hotel properties as a conditional use. potential hearing August 17th, 2026.

Mr. Gallagher moved to accept the text amendment and authorized distribution to planning partners for review and comment. Seconded by Mr. Rutt. 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. Chief Zerbe is providing crash data along Willow Road to the Township Traffic Engineer.
- d. Other - None

Action Items:

- a. Request for the assistance of Hand in Hand Fire Company at the Farm to Form Bicycle event in Strasburg Borough on August 29, 2026.

Mr. Gallagher moved to approve Fire Police from Hand in Hand Fire Company for the Strasburg Borough Farm to Fork Bicycle event on August 29, 2026. Motion by Mr. Gallagher, seconded by Mr. Rutt. The motion carried.

- b. Resolution: Sewer Planning Module for Dunkin Donuts at 1625 Old Philadelphia Pike.

Mr. Gallagher moved to approve, Seconded by Mr. Rutt additional 2 EDU for Dunkin Donuts at 1625 Old Philadelphia Pike. The Motion carried.

Manager's Report:

- a. Willow Road Culvert

Ms. Hitchens reported that the final punch list for Willow Road Culvert replacement has been finalized, the only remaining items are the E&S Control items that are required to remain until the seeding has taken hold.

- b. Strasburg Pike to Oakview Trail

Ms. Hitchens noted that the walk through of the project occurred and there are a few items remaining on the punch list to be completed.

c. Hempstead/Greenfield Intersection

Ms. Hitchens noted a walk through is scheduled to occur on this project in the near future.

d. Lancaster Heritage Pathway

The PA DEP and LCCD have finalized the first 1.1 miles of this project, resulting in PennDOT allowing the Township to place trash receptacles, dog waste stations, and a bench along the trail.

Public Comments:

None

Adjournment:

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

The next Regular Meeting will be held on Monday, August 3, at 7:00 at the Township Office.
The Budget Meeting will be held on Monday, August 17, at 3:30 at the Township Office.