

August 3, 2026

The East Lampeter Township Board of Supervisors meet on Monday, August 3, 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. Robert Hayward Jr., Mr. Michael Lapp, and Mr. Roger Rutt. Also present in the meeting room were Ms. Tara Hitchens, Township Manager; Ms. Kimberly Piestrak, Assistant Township Manager.

Public Present:

Kathy Cody – Resident

Cassie Kreider – Resident via Zoom

Nick Wagner -Resident

Mr. Thornton made an announcement that an Executive Session on a legal matter was held prior to the start of the meeting, and following the meeting an Executive Session will be held on a personnel matter.

Public Comment (non-agenda items only):

Bill Rogers consultant for the subdivision at 91 N. Soudersburg Road indicated that at the last Planning Commission, the project received approval for subdivision and thought he was going to be on tonight's agenda. Asked when the next meeting is scheduled. Ms. Hitchens said August 17, 2026, and noted that the Township staff were informed you were unable to make tonight's meeting. Mr. Rogers had two meetings, and he canceled Leacock Township's meeting to be at East Lampeter's. He requested to be put on our agenda last because he will be first on the agenda at Leacock's Board Meeting on August 17, 2026. Board understands that the plan crosses into both Townships and will make every effort to accommodate his request.

Consent Agenda:

- a. Approval of the August 3, 2026, Board of Supervisors meeting agenda.
- b. Approval of the Minutes for the Monday July 13, 2026, regular meeting.
- c. Time Extension for recording #2025-26 Lancaster Archery Land Development Plan at 2195 Old Philadelphia Pike.
 - a. The applicant's consultant is requesting a time extension to record until September 14, 2026, the conditionally approved plan. Should the Board

approve this time extension, the applicant will need to record the plan by September 14, 2026.

- d. Time Extension for action #2026-08 Mervin Stoltzfus Subdivision Plan at 2402 Stumptown Road.
 - a. 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 November 16, 2026.
- e. Time Extension for action # 2026-15 Lancaster County Christian School Deferral of Land Development.
 - a. The applicant's consultant has offered the Board of Supervisors additional time for review and action past the current deadline of September 3, 2026, in order to meet with Township staff to discuss the requested deferral in depth. Should the Board of Supervisor accept this time extension, action would need to be taken by November 16, 2026.
- f. Financial Security Reduction for #2025-01 King Conservation Group Land Development Plan at 81 Pitney Road.
 - a. The Township engineer, David Miller Associates, letter dated July 10, 2026, recommends reducing the remaining funds by \$38,790.19, leaving a balance to be held of \$5,590.19.
- g. Approval to pay invoices from all funds totaling: \$1,097,196.47.
 - a. \$284,690.81 to Pennsy Supply Inc. for paving roadways.
 - b. \$47,000 to New Holland Dodge for Police Interceptor.
 - c. \$45,296.53 to Motorola Solutions for Technology purchases.
 - d. \$39,566.75 to Susquehanna Municipal Trust for Worker's Compensation.
 - e. \$20,439.65 to 10-8 Emergency Vehicle Services for decommissioning of Car 10.
 - f. \$15,291.00 to Lafayette Fire Company for 2026 Vehicle Insurance.

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

Old Business:

None

New Business:

None

Supervisor's Discussion:

- a. Tow Policy and False Alarm Fee – The last ESC committee meeting was canceled due to a lack of quorum therefore there is nothing new to report.
- b. Cost Savings to reduce deficit spending – Talked about some cost-saving measure, looking forward to hearing from the departments at the upcoming budget workshop on August 17, 2026.
- c. Safety Issues - Chief Zerbe shared crash data with the Township Traffic engineer for Willow Road. Waiting for a response from our Traffic Engineer. Mr. Thornton noted that this was initiated by some concerned residents in that area.
Ms. Hitchens shared that the yellow and white lines on Clover Heights have been painted. Township staff and solicitors are working on the no parking ordinance for the eastern side of the roadway.
- d. Other

Action Items:

- a. Announce hearing date for Zoning Ordinance Text Amendment for Adaptive Reuse of Hotel in the C-2 and C-3 Zoning Districts on August 17, 2026, at 5:00 p.m.

After being asked for any comments, Ms. Hitchens shared no comment as the hearing would be where comments should be made. This was just an announcement of the hearing date and time. It was briefly discussed at the last meeting as to the potential date, the time was not announced at that point.

- b. Approve indemnification and Hold Harmless Agreement for the Township and Funding LP owner of 2250 Lincoln Highway East.

Ms. Hitchens stated that Township staff and the Township Solicitor have been working with the property owner and their council as well as the tenant to resolve issues surrounding this property, including construction, both interior and exterior, and work that's been completed without permits.

The Township Solicitor has reviewed the indemnification and Hold Harmless Agreement and has indicated that it is ready for execution by the Board of Supervisors. The Agreement was developed by Rosenev Capital legal counsel and changed by the Township Solicitor to meet the needs of the Township.

Mr. Thornton noted that the Township has acted in good faith with safety first in this property, especially on developed land. The intent of what the zoning said they should be and what we obviously believe is a good addition to our Township. There's certainly

concerns with this property and unusual circumstance that we believe will hold us without liability in several areas for this project.

Mr. Hayward asked about the issuance of permits as noted in the agreement where it also holds liability, there's a requirement that an inspection be done with those issued permits. The agreement is signed in exchange for the issuance of permits and the certificate of use and occupancy.

Ms. Hitchens stated upon successful completion of required inspections, correction of identified deficiencies upon receipt of the list of needed inspections signed by ABI, Associated Building inspection, the Township shall have five (5) days to issue a certificate of use and occupancy.

Mr. Thornton pointed out there is still an entire occupancy permitting process to be followed. Mr. Lapp asked what percentage of the work has been completed with what is to be done. Ms. Hitchens stated from what she observed there was approximately 25 percent completed however she did not enter each guest room, only the common space on the main floor. Mr. Hayward asked if there has been any discussion from the landowner and leasee regarding when they hope to have had occupancy certification.

Ms. Hitchen stated no. Mr. Lapp stated one of the critical permits is the sprinkler system for the complete building. Ms. Hitchens indicated that the sprinkler permit for the entire building will be governed by what the inspection agency requires of them.

Mr. Lapp pointed out under number nine; the permit review has a misspelling last sentence. It should be means and methods of construction.

Ms. Cody asked if the property in question was that of the old Host Resort or the Host Corral. Ms. Hitchens noted it is called the Lancaster Family Resort, but was the Host Corral.

Mr. Thornton stated we are watching this closely and know that we have the Township's resources behind it. It's a central property in our township, a critical spot and we're all going to insist that we continue with that. Staff have done a great job of being on top of this.

Mr. Gallagher made a motion to sign the Indemnification and Hold Harmless Agreement, after the modification and revisions to the spelling. Seconded by Mr. Lapp. Mr. Thornton added to be very specific and ask for a timeline. Mr. Hayward asked if the owner and tenant had a signed attestation, and would he leave it to our Township solicitor to address any issues. Motion carried.

- c. Resolution: Sewer Planning Module for Lapp Electric LLC for Gehman Storage at 2420 Gehman Lane.

Ms. Hitchens stated the property currently has three (3) EDUs assigned, however, there are five (5) businesses on the property, each needing one (1) EDU. Thus, they're requesting two additional EDUs for approval.

Mr. Hayward moved to approve the resolution for the addition of two (2) EDUs. Seconded by Mr. Gallagher. Motion carries.

- d. Approve IRS mileage reimbursement rate of \$0.76 per mile. – Previous rate of \$0.72.5 per mile, increase to \$0.76 per mile. Staff typically use the township vehicles that are available to them. It's in rare cases that they're not able to and would need reimbursement. Change effective date July 1, 2026.

Mr. Hayward moved the approval of an increase to 0.76 cents per mile, mileage reimbursement effective July 1, 2026. Seconded, Mr. Rutt. Motion carries.

Manager's Report:

- a. Lafayette Pavilion. – construction is complete. Certificate of Occupancy has been issued to the township. As time permits, public works staff will be constructing the picnic tables that will be housed underneath the pavilion. The naming of the pavilion will be something that the board will take up at the next meeting on August 17, 2026.
- b. MS4 DEP Audit Report – The DEP audit report was received at the very end of last week. The report in and of itself was very good for the township. DEP noted that the Township needs to include latitudes and longitudes in our outfalls and BMPS. This can be done on the software program that the Township uses, thus a very minor comment.

Public Comments:

Ms. Cody was part of group against pavilion, and didn't like the location, but stated the pavilion is beautiful. Baseball storage sheds had 3 out of 4 sides painted, but a horrible job was done by CVBA. Store pitching, hitting, against batter's box just laying against the building. She has addressed the park board but nothing has really gotten done. CVBA didn't address the rotting wood of the sheds nor the roofs. She feels that the Public Works staff does a great job and then CVBA doesn't do their part in keeping up with their structures. Ms. Cody noted that the CVBA has the money and could have done better and urged the Township to write the maintenance issues into the agreement they have with CVBA the next time it is up for renewal.

Adjournment:

Mr. Gallagher moved to adjourn, seconded by Mr. Rutt. The motion carried and meeting adjourned at 7:27 p.m.

The Budget Guidance Workshop will be held on Monday, August 17, at 3:30 p.m. at the Township Office.

The next Regular Meeting will be held on Monday, August 17, 2026, at 7:00 p.m. at the Township Office.