

PLANNING COMMISSION MINUTES

2250 Old Philadelphia Pike, Lancaster, PA 17602

August 11, 2026

The regular meeting of the East Lampeter Township Planning Commission was held on Tuesday, August 11, 2026, at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster. A statement of recorded meetings was played for all in attendance. Chairman Randy Patterson called the meeting to order at 7:00 pm followed by the Pledge of Allegiance. Other members present in the meeting room were Ms. Sarah Rider, Mr. Jon Thompson and Mr. John Blowers. Township Staff present included Mr. Jacob Bowen, Director of Planning/Zoning Officer, and Leigh Obetz, Administrative Assistant.

Public Present in Public Meeting Room:

Nick Wagner

Justin Eby-LCHRA

Charlie Suhr- Stevens and Lee

Public Present via ZOOM:

None

Minutes:

The minutes of the July 14, 2026 Planning Commission meeting were approved with Mr. John Blowers making a motion to approve the minutes, and Ms. Sarah Rider seconded. The motion carried unanimously.

Old Business:

None

New Business:

- a. #2026-17 – Text Amendment for Lancaster County Housing & Redevelopment Authorities to allow adaptive reuse of hotels as a multi-family dwelling**

Mr. Charlie Suhr, with the Lancaster County Housing and Redevelopment Authority, and Mr. Justin Eby, also with the Lancaster County Housing and Redevelopment Authority, spoke about the Text Amendment, which would allow adaptive reuse of hotels or motels in the C-2 or C-3 Zoning Districts. It was stated that the Text Amendment is a recognition that there are some

underutilized properties along the strip on Route 30. The Comprehensive Plan draft recognizes that there could be a reuse of the motel or hotels to have affordable housing opportunities. There would be limitations, such as no more than 50 dwelling units in a building, separate bathroom facilities, and possibly some kitchens. There would also be common areas. There would also be an entity that would be associated with the property to provide the services that are required for the people that are living there, such as the Housing Authority or another non-profit. They would be connected to public sewer as well. Mr. Justin Eby spoke about homeless residents that live in hotels and gave a little history about other areas of the county who have tried this already where it has worked well.

It was noted that residents could be for folks who are looking for transitional housing, single-room occupancy, or efficiency-type units. Mr. Eby informed the Commission that Township staff identified about 18 properties along Route 30 which could be used. Mr. Jacob Bowen also informed the Commission that the township did some research and recommended that a hotel/motel with 50 dwelling units or less would be a reasonable maximum. Ms. Sarah Rider asked how many hotels are in the C-2 and C-3 districts about how many would be eligible for the proposed use? Mr. Bowen said approximately 30-40 hotels are in the corridor, so under half of those hotels/motels would be eligible. Mr. Eby said that a hotel/motel with under 50 dwelling units is much more manageable, especially with state resources. Mr. Jon Blowers thanked Mr. Eby for sticking with this project, since it has been in the works for a while. Mr. Blowers also spoke about the housing issues that the county is having and feels that this would help so many people. Mr. Blowers also thanked the applicant for working with community organizations and the Township. Mr. Jon Thompson asked if transitional housing and other housing would be mixed together in the building? Mr. Eby said that that would have to be figured out; maybe alternating floors between the housing needs would be an idea. Shift case managers would also be on site to help the residents staying at the hotel. Mr. Thompson also asked how this project would be financed, and Mr. Eby said that they are looking at a combination of low-interest loans, Federal and State resources, and local funds as well. Mr. Thompson also asked how the investment is recouped, and Mr. Eby said it will be a case-by-case basis or rent vouchers. Mr. Eby said each hotel will be unique and have its own property managers in the building.

Ms. Rider asked how they will identify the individuals living on-site. Mr. Eby said that a lot of the referrals would come from other non-profits and organizations, and from the case workers who work at those organizations. There was some discussion about how the Authority is notified about who needs help. Ms. Rider also asked if this reuse has been done anywhere else in the county? Mr. Eby said yes, they did something like this in Ephrata a couple years ago, at Cloister Heights. Mr. Eby said this is the first conversion of a hotel to housing in the county in about 10 years.

Resident Mr. Nick Wagner inquired if there would be 24/7 on-site property management and what kind of security measures encompass these new properties? Mr. Eby noted that the Authority will work with the Township to make sure the property is up to code, and the units will have leases so the Authority will be able to evict people if they cannot adhere to the rules. There will also likely be two or three shifts of support services on site, possibly 24/7. Mr. Wagner noted further concerns about the safety of his children, as he lives close to a nuisance hotel/motel. He also noted that he does not oppose the project and supports the homeless population getting help. Mr. Patterson informed Mr. Wagner that this is just for the Text Amendment to allow the use and not for a specific project. This project will be back to Planning Commission, where some of his concerns will be addressed. There was some discussion about the reuse of the hotels between the Commission members and housing of homeless individuals.

Mr. John Blowers made a motion to approve and forward to the Board of Supervisors, and Ms. Sarah Rider seconded. The motion carried unanimously by voice vote.

Briefing Items:

None

Other Business:

a. 2026 Comprehensive Plan:

Mr. Dean Severson from HRG spoke about the Comprehensive Plan. Mr. Severson presented one the activities related to the draft Comprehensive Plan. Mr. Severson informed the Commission that throughout the year, HRG worked with the Steering Committee and had a few different opportunities for public input. Mr. Severson also informed the Commission he's been receiving good feedback from the Township staff and the public. Mr. Severson spoke about the updates he made to the Comprehensive Plan, and a few corrections were noted that are needed to the mapping regarding land use.

Mr. Blowers inquired if there are any recommendations to expand the urban growth boundaries. Mr. Bowen noted that there are no proposed changes to the growth boundary and a general theme of the plan is to accommodate growth in areas already developed. Mr. Patterson inquired why the rental inspection program recommendation was removed from the Comp Plan? Mr. Bowen noted the recommendation was removed per recommendation of the Township. Mr. Patterson was disappointed this program was removed and said since the Comp plan covers the next 10-20 years, and was mentioned in the housing study, he would like to see a reconsideration of this program. He also had a concern about the Infrastructure Section of the Comp plan. He noticed that there were only two small comments there. Mr. Patterson suggested having a reference that puts people back to the sections where Infrastructure was

discussed. Mr. Blowers also agreed with Mr. Patteson. Mr. Blowers also spoke about the Rental Inspection Program, and how a few years ago the previous Board had discussions about this and had push back, so this was never implemented. He concurred that a rental inspection program should be considered. Mr. Patterson also noted the Sidewalk Survey, which was done in the Bridgeport and Smoketown area, would like to so area of sidewalk prioritized from a safety perspective. Mr. Blowers also agreed, and feels like there should be a plan to call these Waivers to have the sidewalks put in. Ms. Rider asked if there was ever a discussion to look at deferral agreements the Township has, and see if there are any deferrals the township wants to call on to have done? Mr. Bowen said that typically they come up when someone develops something next to a property that has a deferral. Mr. Bowen said deferral agreements are recorded, so that the township and resident/owner have a record. Mr. Rider noted the deferral agreements are tied to the property, even when the owners change hands.

Mr. Blowers gave an example about the OLDS systems, (On Lot Disposal System), that some township residents have. He said back in 2023, the township held a special meeting with property owners who had an OLDS system. The conversation was that the township would pay for the OLDS to be removed, and they would be connected to public sewer. They would have to pay their portion to do this, but Mr. Blowers said people were not happy, so the Board backed down. The residents were told that if the OLDS system fails, then they would have to pay to have it removed/replaced. He said this is why infrastructure is tough, in the agricultural area here, but it needs to be considered in the comp plan.

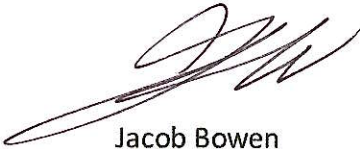
Ms. Rider also agreed with Mr. Patterson and Mr. Blowers about the Rental Inspection Program and the Infrastructure parts of the Comp Plan. She also was happy to see that the indoor recreational area and or library could possibly be added to the township. Ms. Rider also asked about the use of CV School Districts facilities. There was also some discussion about parks and recreation areas. Mr. Thompson also agrees with the Commission about the Infrastructure and the Rental Inspection Program. Mr. Thompson brought up the sidewalks in the Village districts and said if the township calls on those waivers, the township needs to be super clear about where the sidewalks are going, so that people understand things such as who is responsible for them as to not cause an upset. There was also discussion on a possible future park site within a portion of the Township where there is no park area. Resident, Nick Wagner, spoke about the Comp Plan and informed the Commission that the key for the map on pages 33,35 & 38 do not match the map. Mr. Wagner asked about the Nolt Mill House as well regarding the Board of Supervisors plan to sell the Mill. Mr. Bowen noted board is currently considering selling the Mill and House.

Ms. Sarah Rider made a motion to forward to the Board of Supervisors, with four specific comments, one additional recommendation related to sidewalks after the survey, new park development, for On Lot systems- how to begin proper enforcement, and the Rental Inspection Program remaining in the plan. Mr. Jon Thompson seconded, and the motion carried unanimously.

Adjournment :

On a motion by Ms. Sarah Rider and seconded by Mr. Jon Thompson with all voting in favor, the meeting was adjourned at 8:25 pm. The next Planning Commission meeting will be held on Tuesday, Sept 8, 2026, at 7:00 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602 and via ZOOM, check the Township website at www.eastlampetertownship.org for more information.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'JB', with a long, sweeping underline that extends to the left.

Jacob Bowen

Director of Planning/Zoning