

ELIZABETH TOWNSHIP PLANNING COMMISSION (ETPC)

423 Southview Drive Lititz, PA 17543 Phone - (717) 626-4302

Minutes for September 3, 2025

Members in Attendance

Tom Moyer

Tom Hall

Carol Moulds

Todd Miller

Loren Miller, Alternate (non-voting)

Others in Attendance

Scott Hain, DMA/I

Rodney May, ET

Mike Diehl, ET

Craig Coleman, ET Resident

Kevin Varner, Diehm and Sons and NHMS rep

Randy Hoover, Team Ag and Stoltzfus Family

GENERAL NOTE FOR ALL ITEMS PRESENTED TO THIS COMMISSION - All items that receive approval are considered CONDITIONAL and are ALWAYS subject to comments and conditions from any or all of the following: Township legal counsel, Township Engineer, Township Sewage Enforcement Officer and Township Administrative staff.

CALL TO ORDER – at 7:03 pm by Moulds. C. Weaver was absent due to conflicting schedules.

WELCOME

ETPC MEETING MINUTES

T Miller, seconded by Moyer, made a motion to approve the minutes of the August 6, 2025 ETPC meeting. All in favor (4-0), motion carried.

CORRESPONDENCE

NEW BUSINESS

Kevin Varner, of Diehm and Sons, presented an LDP for New Haven Mennonite School on Crest Road. The plan intends to demo part of the existing structure, add back more impervious, reroute the main entrance and make provision for a dumpster, among other things.

After the presentation and discussion, Moulds, seconded by Hall, made a motion to recommend conditional approval of the New Haven Mennonite School LDP to the Board of Supervisors, based on a letter from David Miller and Associates dated August 6, 2025. All in favor (4-0), motion carried.

Randy Hoover, of TeamAg, presented a Subdivision and Land Development Plan for Amos and Barbara Stoltzfus of 350 Evans Road, detailing planned actions, SWMP, entrances and the like.

After the presentation and discussion, T. Miller, seconded by T. Hall, made a motion to conditionally recommend approval of the Final Subdivision Plan for 350 Evans Road to the Board of Supervisors, based on a letter from David Miller and Associates, dated September 2, 2025. All in favor, (4-0), motion carried.

After extensive review and discussion, including comments from Hain, L. Miller, Diehl, May, Coleman and others, and questions from the ETPC members, Moulds, seconded by T. Miller, made a motion to recommend approval of the Zoning Ordinance update to the Board of Supervisors. All in favor (4-0), motion carried.

PUBLIC PARTICIPATION

L. Miller reviewed the Official Map update.

OTHER BUSINESS

The next regular ETPC meeting will be held on Wednesday, October 1, 2025, beginning at 7:00 p.m.

ADJOURN

T. Miller, seconded by Hall, made a motion to adjourn the meeting. All in favor (4-0), motion carried. The meeting was adjourned at 8:51p.m.

Minutes Taken by Loren Miller, Township Administrator and ETPC Alternate Member.

Mr. Loren D. Miller 9.3.2025