

# **Conestoga Township Board of Supervisors**

## **Tuesday, July 7, 2026**

The regular meeting of the Board of Supervisors was held on Tuesday, July 7, 2026 in the Conestoga Township Public Meeting Room located at 3959 Main Street, Conestoga, Pennsylvania.

The meeting was called to order at 7:00 PM by the Chairman of the Board, Matthew Connelly followed by the pledge of allegiance.

### **SUPERVISORS PRESENT**

Chairman Matthew Connelly, Vice Chairman Thomas Grassel Jr. and Joseph Devoy

### **OTHERS PRESENT**

Jessie L. Ebersole, Secretary/Treasurer  
Chester LeRoy Eshleman, Roadcrew  
Doris Warfel, 39 Sandhill Rd  
Donald Connelly, 90 Buck Run Rd  
Michael Speicher, 2919 Main St  
John & Donna Slaymaker, 4474 Main St  
Bruce & Yvonne Williamson, 4300 Main St  
Paul Thomas, 3347 Main St  
Tina Clare, 90 W Elm St  
Lynda Like, 4180 Main St  
Derek & Sarah Riddell, 19 Buck Run Rd  
Carol Richwine, 4041 Main St  
Carl Caruthers, 6 Peach Ln  
K Scott Smith, 4022 Main St  
Courtney Burger, 40 E Elm St

Matthew J. Creme Jr, Township Solicitor  
Chris & Barb Bair, 208 Run Valley Rd  
Paul Spangler, 312 River Corner Rd  
Jeff & Lorraine Jopchak, 101 Groff Ave  
Ken & Debra Brooks, 4430 Main St  
Frances Frankford, 4440 Main St  
Ernest Wilson, 4353 Main St  
Donna Hoar, 69 Colemanville Church Rd  
Ed & Madelyn Ritz, 4012 Main St  
Eric Anderson, 37 Grandview Ln  
Steve & Johanna Treier, 3927 Main St  
Kimberly Gitler, 6 Orchard Ln  
Brandon Graver, 19 Ivy Ct  
Don Linton, 133 Brenner Hollow Rd  
Justin Stoltzfus, LNP

### **PUBLIC COMMENT**

Kimberly Gitler of 6 Orchard Lane voiced her concern for the quality of her water. She stated that she recently purchased her parents' home and that the nitrates are high. Solicitor Creme commented that high nitrates are common in Southern Lancaster County. She further stated a concern for residents not following the sewer pumping requirements. Joe Devoy responded that pumping notifications are being sent and records are being monitored, with the Sewer Enforcement Officer being contacted as necessary.

Derek and Sarah Riddell of 19 Buck Run Road inquired on the status of Brenner Hollow Road trail access. Tom Grassel responded that the Board is working with our Solicitor and have provided information. At this point Brenner Hollow Road is a public road but it is not an official trail access. We need additional time to research the area in order to make the right decision. The decision, when determined, will be announced as an agenda item.

Matthew Connelly announced a change in the order of the agenda and turned to the Township's Solicitor, Matthew Creme to lead the discussion on the public hearing.

# Conestoga Township Board of Supervisors

## Tuesday, July 7, 2026

### Public Hearing – Conditional Use Application - continued

Buchanan Apartments LLC property located at 4459 Main Street request for an events venue and use of dwellings on the property as short-term rentals as uses Not Specifically Provided For

Matthew Creme stated that this was the day and time announced at the last meeting, on the 2<sup>nd</sup> of June, for the sole purpose of the Board making its decision on the application of Buchanan Apartments. He stated that the record of testimony was closed and that the application was to seek conditional use approval to permit an events venue and use of the dwellings on the property as short term rentals. The Board has deliberated and communicated with Solicitor Creme. From those communications, the Solicitor has taken what he understands as the Board's census to deny the application in its entirety and has prepared a written, draft decision for consideration.

Joe Devoy made a **motion** to adopt the written decision as circulated to the Board. Tom Grassel second the motion. Having a motion and a second, Solicitor Creme did not read the entire decision; however, he did read the seven (7) statements of Conclusions of Law.

He noted that number one (1) was the exact excerpt from Section 320-134 of the Zoning Ordinance.

2. The Board of Supervisors has jurisdiction to hear the Application pursuant to the Section 320-175 of the Zoning Ordinance.
3. The Board of Supervisors concludes that the testimony of those opposed to this Application is credible and that the testimony of Mr. Esh is not credible.
4. The Board of Supervisors concludes that the Applicant has not presented substantial factual evidence in support of the request for condition use approval, instead relies on lay opinion testimony.
5. The Board of Supervisors concludes Applicant has not demonstrated that the proposed uses of the property are not materially different from other permitted uses or special exception or conditional uses allowed in the same district, and as such has not met its burden under the terms of the Zoning Ordinance.
6. The Board of Supervisors concludes that the uses of the Property as proposed by Applicant, to be conducted as described by Applicant's witnesses, would be contrary to the health, safety, and general welfare of the community.
7. The Board of Supervisors concludes that Applicant has not met its burden, and that those Parties to the proceeding opposed to the request have met their burden, and that the request for conditional use approval should not be granted.

Solicitor Creme also read Finding of Fact number eighteen (18).

18. Parties to the proceeding provided testimony, emphasized by others in public comment, which included descriptions of traffic on Main Street, the narrowness of both the access point and the lane from Main Street into the Property, past disruptive behaviors and activities on the Property, and noise generated on the Property that could be heard from neighboring properties.

In conclusion, he stated that, based on all of this, the result is the Board of Supervisor's denial of the application of conditional use approval. With no further discussions the motion passed (3-0).

Solicitor Creme allowed questions. Ken Brooks of 4430 Main Street asked if the Airbnb can still be rented. Solicitor Creme replied that he may not; and that the Township Zoning Officer is already involved with that question.

# **Conestoga Township Board of Supervisors**

## **Tuesday, July 7, 2026**

Donna Slaymaker of 4474 Main Street, asked if he could appeal the decision. Solicitor Creme responded that an appeal could be filed with the Lancaster County Court of Common Pleas. He explained that the appeal would be based on the existing testimony and would not require a new hearing. John Slaymaker asked what is the next step if they notice that it is rented out. Solicitor Creme replied to contact the Zoning Officer.

Lynda Like of 4180 Main Street commented that a lot of trees had been taken down. Solicitor Creme replied that the Zoning Officer has been made aware of the activity. He explained that the removal of the trees is a forestry activity that is permitted. However, he noted that removing stumps and changing the land, such as into a field that could accommodate crop farming, would require compliance with the Township's Stormwater Management ordinance and other permits and approvals.

Matthew Connelly returned to the order of the agenda.

### **APPROVAL OF MINUTES, BILLS AND TREASURER'S REPORT**

Tom Grassel made a **motion** to approve the June 2, 2026 Board of Supervisor Meeting Minutes with a second by Joe Devoy. With no discussions the motion passed (3-0).

Joe Devoy made a **motion** to approve the June 2026 Bills and Treasurer's Report as presented with a second by Matthew Connelly. With no discussions the motion passed (3-0).

### **REPORTS OF BOARDS AND COMMISSIONS**

The Planning Commission did not meet in June.

The Zoning Hearing Board did not meet in June.

### **NEW BUSINESS**

Matthew Connelly made a **motion** to adopt the Resolution to appoint Charles Fulmer of 4 Safe Harbor Village, to Zoning Hearing Board as the Alternate. Joe Devoy seconded the motion. Matthew Connelly thanked all those that submitted their interest in serving on the Board. With no further discussions the motion passed (3-0).

### **TOWNSHIP OF CONESTOGA Lancaster County, Pennsylvania RESOLUTION NO. 2026-14**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONESTOGA TOWNSHIP TO APPOINT MEMBERS TO THE ZONING HEARING BOARD OF CONESTOGA TOWNSHIP**

Tom Grassel made a **motion** to adopt the Resolution to approve the reestablished and amended 2026 Conestoga Township Fee Schedule. Joe Devoy seconded the motion. Jessie Ebersole provided the reason for the reestablishment of the Fee Schedule is to reflect the change in professional services for Building, Zoning and Code Enforcement. With no further discussions the motion passed (3-0).

# Conestoga Township Board of Supervisors

## Tuesday, July 7, 2026

### TOWNSHIP OF CONESTOGA Lancaster County, Pennsylvania RESOLUTION NO. 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CONESTOGA TOWNSHIP TO REESTABLISH AND AMEND FEES TO BE CHARGED IN CONNECTION WITH THE ADMINISTRATION OF THE TOWNSHIP OF CONESTOGA AND TOWNSHIP ORDINANCES

### ROADMASTER REPORT

In the absences of Brian Herr, Tom Grassel provided the Roadmaster Report. Tom Grassel reported that the Oil and Chip project is scheduled to begin on Thursday, weather permitting, on Rineer Road, Valley Road, and Boy Scout Road. Phase 2 of the pipe replacement project on River Road is scheduled to begin on Monday. The work will extend from River Hill Road to State Route 324, and the roadway will be closed daily due to ditching work across the roadway. Tom Grassel also reported that the Township had anticipated delivery of the new dump truck by this time; however, installation of the dump body has been delayed due to backordered parts. Delivery is now expected around October, or prior to the start of the snow season. Routine maintenance was completed on the loader and backhoe, including replacement of battery and hydraulic hoses. Tom Grassel concluded the report stating that the first round of roadside mowing has been completed and that once the River Road pipe replacement project is finished, the road crew will start it all over again.

### OLD BUSINESS

Joe Devoy made a **motion** to authorize the advertising of the proposed amendment to Chapter 205 Sewage Disposal. Tom Grassel seconded the motion. With no discussion the motion passed (3-0).

### ANNOUNCEMENTS

Matthew Connelly announced the next Board of Supervisors regular meeting will be held August 4<sup>th</sup> and that House Representative Mentzer will hold a town hall meeting at the Fire Hall on August 27<sup>th</sup> starting at 6:30 PM.

### ADJOURNMENT

With no other business to discuss, the meeting adjourned at 7:31 PM.

Respectfully submitted by,



Jessie L. Ebersole  
Conestoga Township Secretary

