

October 21, 2024

The East Lampeter Township Board of Supervisors met on Monday, October 7, 2024 at 7:05 pm 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 Corey Meyer called the meeting to order at 7:05pm, followed by the Pledge of Allegiance. In addition to Chairman Corey Meyer, also in attendance were Vice Chairman Ethan Demme, Supervisors present were Mr. Roger Rutt and Mr. Ted Gallagher, and Mr. Mike Thornton. Also present in the meeting room was Mr. Ralph M. Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager, and Ms. Rhiannon Eckinger-Seda, Administrative Assistant.

Public Present for meeting:

Bruce Walton – Ambleside Townhouses
Elvin Engle – resident
Chief Stephen Zerbe
Family and friends of Officer Jared Kurtz

Adam Felty – Calumet
Drew McClune – Clark Associates
Chris Venarchik – RGS Associates

Public Comment for Non-Agenda Items:

None

Consent Agenda:

- a. Approval of the October 21, 2024 Board of Supervisors meeting agenda

The LEMSA presentation scheduled for this meeting will be rescheduled to the November 18, 2024 Board of Supervisors meeting.

- b. Approval of the minutes of the Monday, October 7, 2024 Regular Meeting
- c. Offer of Time extension for Township Review & Action: Chick-fil-a Land Development Plan #24-07 – 2467 Lincoln Highway East Lampeter Township

Applicant is offering a time extension of 180 days to April 21, 2025 which will be the second 180-day extension.

- d. Approval to pay invoices from all funds: Total - \$438,129.36

Mr. Demme moved to approve the Consent Agenda, seconded by Mr. Thornton. The motion carried by unanimous voice vote.

Swearing in new Police Officer – Officer Jared Kurtz

Chief Zerbe introduced Officer Kurtz who has served Shippensburg Borough Police Department for 2 years and is a graduate of the Harrisburg Area Community College Police Academy. The swearing in of Officer Kurtz finalizes his hiring.

Old Business

- a. Sewer Planning Module Resolution re Ambleside Land Development Plan #24-24: 2071 Old Philadelphia Pike

Mr. Meyer noted the resolution was previously adopted and this is a re-adoption per a new requirement by PA DEP.

A motion to adopt the resolution was made by Mr. Demme and seconded by Mr. Gallagher. The motion carried by unanimous voice vote.

New Business

- a. Calumet Land Development Plan #24-05 – 2257 Old Philadelphia Pike

Mr. Venarchick of RGS Associates presented. The project proposal includes building a 3-story 36,000 square foot office building, renovating the former Lancaster Mennonite Locust Grove School which is approximately 42,000 square feet of office space, adding a solar panel field, and associated parking and utilities. Two bio-retention facilities are proposed for the added impervious area, as well as keeping existing stormwater facilities on the property. The project has obtained permits from PA DEP and consulted with the Lancaster County Conversation District. With the redevelopment of the property the project will not exceed the already allocated sewer edus. Mr. Hutchison asked if a response has been provided to the Township Traffic Engineer, Jay States. Mr. Venarchick stated no, but a draft is in progress.

Mr. Demme moved to conditionally approve the Calumet Land Development Plan for 2257 Old Philadelphia Pike subject to the review comments provided by the Township Engineer David Miller Associates dated September 25, Grove Miller Engineering letter dated October 7, 2024, and the Lancaster County Planning Commission letter referenced in RGS response September 5, 2024. The motion was seconded by Mr. Gallagher. The motion was approved by majority voice vote of 4 with one abstention from Mr. Thornton.

Supervisor discussion items:

1. Nuisance Hotel Ordinance

Mr. Hutchison opened discussion on extending the 60-day window within which hotels accumulating 3 incidents meet with Police Chief Zerbe. Extending the window could capture and address more nuisance properties as it was noted several hotels saw a high number of incidents but fell outside of the 60-day window. Chief Zerbe said the ordinance has made it so more hotel staff are calling to self-report, which is great to see that change happen. The last 6 months of data show a reduction of almost half the violations. Mr. Rutt asked if hoteliers are instructing staff not to report. Chief Zerbe did not recall this happening. Mr. Rutt suggested mailing the ordinance to hoteliers to keep it fresh in their minds. Mr. Thornton asked if the nature of calls has changed. Chief Zerbe responded that it seems hotel staff call sooner and have a plan of action before police arrive. Mr. Meyer asked if any behaviors not listed as

nuisances should be considered. Chief Zerbe stated some on the list are restrictive and could be removed, but he has nothing to add. Mr. Meyer clarified the change from 60 to 90 days would be to Section 4B of the ordinance. Mr. Demme would like Chief Zerbe's input and suggested the change could be an extension to 90 days and/or adding a condition where a certain number of occurrences in a year would also trigger a meeting with Chief Zerbe.

2. Other

Mr. Demme noted guidelines for homelessness and fee-in-lieu of park land need further discussion. Staff need time to gather information for future discussions.

Mr. Gallagher proposed future discussion of pavilion rentals and ball field use. Mr. Meyer suggested coordinating with staff to put together information helpful to the discussion.

Action Items:

- a. Resolution to accept dedication of Right of Way – Avid Hotel project 2151 Lincoln Highway East

Mr. Hutchison provided an overview noting as part of the streetscape improvement in the area, having the Right of Way would be helpful. The owner was asked to make the offer of dedication and has done so. The dedication of the Right of Way to the Township is the first step. The second step will be Township conveyance to PennDOT to be completed at a future date.

Mr. Thornton moved to adopt the resolution, seconded by Mr. Rutt. The motion carried by unanimous voice vote.

Manager's Report:

- a. Lancaster Heritage Pathway

Mr. Hutchison detailed one project is being funded with CFA grant money to design improvements connecting the Oak Grove trailhead out to Pitney Road. Flyers will be mailed to property owners in the area. Two projects funded by County Smart Transportation Program funds are underway to extend the Pathway to the west and create a loop in the trail system. Options for the path of this extension are being considered.

Adjournment:

Mr. Demme moved to adjourn at 7:45pm, seconded by Mr. Thornton. The motion passed with unanimous voice vote.

Next regular meeting - Monday, November 18, 2024, 7:00pm at East Lampeter Township