

March 5, 2007

The East Lampeter Township Board of Supervisors met on Monday, March 5, 2007 at 7:30p.m. at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Chairman Eberly, followed by the Pledge of Allegiance. Supervisors present were: Mr. Glenn Eberly, Mr. Wilbur Sollenberger, Mr. Michael Landis, Mr. G. Roger Rutt and Mr. David Buckwalter. Also present was Mr. Ralph Hutchison, Township Manager.

The following persons signed in as being present:

Mr. Irl Duling, 824 Stumpf Hill Drive, Lancaster, PA 17601
Ms. Lois Duling, 824 Stumpf Hill Drive, Lancaster, PA 17601
Mr. Fred Daum, 2142 New Holland Pike, Lancaster, PA 17601
Mr. Josh Anderson, 1736 Penna Ave, Lancaster, PA 17602
Ms. Paula Anderson, 1736 Penna Ave, Lancaster, PA 17602
Mr. Orié Grove, 2182 Kolb Drive, Lancaster, PA 17602
Mr. Joseph Esh, 2151 Forry Road, Lancaster, PA 17602
Mr. Rich Sellenberger, 871 Lamplight Circle, Lancaster, PA 17601
Mr. Brad Shellenberger, 871 Lamplight Circle, Lancaster, PA 17601
Mr. Rick Jackson, 743 South Broad Street, Lititz, PA 17543
Ms. Kathleen Rogers, 903 Hornig Road, Lancaster, PA 17601
Mr. Charles Smith, 44 Highland Drive, Lancaster, PA 17601
Ms. Susan Synder, 435 Mt. Sidney Road, Lancaster, PA 17602
Mr. Denis Brubaker, 2178 Lois Lane, Lancaster, PA 17601
Mr. John Keylor, 485 Mt. Sidney Road, Lancaster, PA 17601
Mr. Joel Young, 3020 Columbia Ave, Lancaster, PA 17603
Mr. Dave Hanes, 3020 Columbia Ave, Lancaster, PA 17603
Ms. Kathryn Lingle, 901 Hornig Road, Lancaster, PA 17601
Mr. and Mrs. Al Franks, 907 Hornig Road, Lancaster, PA 17601
Mr. Bill Ebel, 2043 Bonnie Road, Lancaster, PA 17602
Ms. Mary Ann Hershey, 879 Lamplight Circle, Lancaster, PA 17601
Ms. Mary Benson, 223 Harmony Hill Drive, Lancaster, PA 17601

Minutes:

Chairman Eberly indicated that the copies of the minutes of the February 20, 2007 regular meeting were available for review. A motion was made by Mr. Landis seconded by Mr. Rutt to dispense with the reading of the minutes and approve the minutes as presented. The motion was passed by unanimous voice vote.

Bills:

Chairman Eberly also indicated that bills to be paid by various funds in the amount of \$143,831.52 were presented for payment, copies of which are available. After review, a motion was made by Mr. Sollenberger, seconded by Mr. Buckwalter to approve payment of bills as listed in the amount of \$143,831.52. The motion was passed by unanimous voice vote.

Old Business:

- a. Proposed Zoning Ordinance Amendment re: C-1 change to R-2 (New Holland Pike) and Optional Density Incentive Provisions in R-2 District

Chairman Eberly stated that the Board has several options to choose from such as: voting for or against the proposed zoning ordinance amendment or the Board can chose not to act on the proposal.

Mr. Buckwalter stated that this text amendment would still require a conditional use hearing if the ordinance is passed, so that the Board would have opportunity to have more input into the proposal.

Chairman Eberly stated that this proposal would still have to go through the land development process.

Mrs. Duling stated that Ms. Frame from Keystone had asked to meet with her, and she would like the Board to give them more time to work together with Keystone. She would like the Board to give them time to get a clean amendment. The first part they have no objection to, but the second part needs to be worked on.

Mr. Rob Lewis, Esq. representing Keystone Custom Homes stated that at the last Board meeting on February 20th, there was a request to work together, but again there was no response from them on working together. He stated that the issues with the amendment could be resolved during the process of the conditional use hearing and land development in the future.

Mr. Irl Duling stated that he has many objections to the overall plan of the amendment. He did state that he felt that this document was very sloppy and had many inconsistencies and contradictions. He stated that lawsuits can be expected from this decision. He also stated that a new clean document needed to be developed and that the latest revisions were still sloppy.

Ms. Sara Frank stated that her property is adjacent to the proposed site for the development. She stated that this decision will change this part of Lancaster County and will affect the Amish Community. She also had storm water concerns that have not been addressed.

Chairman Eberly responded that the plan will need to go through a land development process and conditional hearing process that will discuss these issues.

Mr. Fred Daum stated that this amendment is not the character of Lancaster County and also the agricultural future is most important.

Ms. Polly Anderson stated that she has a concern about the overcrowding of the schools and the impact that this will have on the taxes.

Mr. Rick Jackson from the Coalition of Smart Growth stated that balance is the issue with the agricultural and housing units with an additional 54,000 new homes. He stated that he recommends approval of this amendment to aim us in the right direction for the future.

A motion was made by Mr. Buckwalter, seconded by Mr. Sollenberger to approve the proposed zoning ordinance amendment to change C-1 to R-2 (New Holland Pike) and the optional density incentive provisions in R-2 district. The motion was passed by a vote of four in favor and one opposed.

New Business:

a. Country Club Apts. Land Development Plan #06-30: Pitney Road

Mr. Joel Young from Rettew Associates was present to represent the plan. Mr. Young stated that the Country Club Apartments would consist of 95 units and 240 parking spaces in the R-2 zone. As part of the proposed project the apartments would use public water and sewer. He stated that the applicant is requesting a waiver to the preliminary plan process and a waiver for frontage improvements along Pitney Road. Mr. Landis asked if there would be screening to shield the property from what would be done on the Kemp property. Mr. Young replied that screening would be done around the parking areas. The apartments would be town flats one story high and two stories high and the entrances would be private. Mr. Sollenberger stated that the left side of the development there is no buffer zone. Mr. Young replied that there is an existing buffer zone there. Mr. Sollenberger asked about water concerns that were addressed from residents. Mr. Hutchison replied that this area would not be part of that concern. Mr. Landis asked about the exterior look of the property. The buildings would have a vinyl and brick exterior. Mr. Young stated that they have received responses from the Emergency Services in the area and they have had only a few minor issues with the development. Mr. Young also stated about providing a recreational area. Chairman Eberly stated that this can be reviewed with the Township staff. Chairman Eberly stated that he would be open to a creative way such as a walking path verses a sidewalk that would connect the area. Mr. Young stated that a walking trail could be considered. Mr. Hutchison stated that the Township Planning Commission did recommend curbs and sidewalks from the southernmost portion of the property, through the existing 2 properties not owned by the developer, and continuing north to Millcross Road. Mr. Sollenberger stated that he would be satisfied with having the curbs and sidewalks go to William Penn Way rather than the entire length of the property.

Mr. Charles Smith asked about a crossing at Pitney Road. Chairman Eberly stated that it is very difficult to control were people will cross the street.

A motion was made by Mr. Sollenberger, seconded by Mr. Landis to approve the Country Club Apartment land development plan #06-30 and waivers of preliminary planning process, approval of sidewalks on one side of internal streets, require storm water easements on the south side of the site and install curbs and sidewalks to Millcross Road. The motion was passed by unanimous voice vote.

b. High Properties Storm Water Management Plan #07-03 and Request for waiver of Land Development Planning: 1929 LaSalle Avenue

Mr. Ken Hornberck from High Real Estate Group was present to represent the plan. Mr. Hornberck stated that the applicant is requesting a waiver of the land development process for 1929 LaSalle Ave. He stated that there would be an additional 25 parking spaces for employee parking and customers. There would be no changes done to the building. He asked for a waiver of sidewalks along parking lots. The Township Planning Commission did recommend sidewalks along the north side and a plan scale waiver. A motion was made by Mr. Landis, seconded by Mr. Rutt to approve the High Properties

Storm Water Management Plan #07-03 and the request for a waiver of land development plan subject to the David Miller Associates comment letter. The motion was passed by a vote of four in favor and one abstained.

Other Business:

- a. Resolution re: Dedication of Enterprise Drive- Hamlet at Bird-in-Hand

Mr. Hutchison stated that that the developer has completed all of the road requirements to the Township's satisfaction. A motion was made by Mr. Rutt, seconded by Mr. Buckwalter to approve the Resolution to dedicate Enterprise Drive. The motion was passed by unanimous voice vote.

- b. Authorization for Solicitor to assist Zoning Officer re: 2590 Old Philadelphia Pike appeal to Zoning Hearing Board

Chairman Eberly stated that the Township Zoning Officer is requesting the solicitor be present at the hearing. A motion was made by Mr. Buckwalter, seconded by Mr. Landis to approve the authorization for the Solicitor to assist the Zoning Officer at the Zoning Hearing Board concerning 2590 Old Philadelphia Pike. The motion was passed by unanimous voice vote.

- c. Announcement of Schedule for Growing Together Comprehensive Plan Action

Mr. Buckwalter stated that since 2001 this Comprehensive plan has been in development. The Comprehensive Plan is available on the Lancaster County website and there are copies available at the Township Office. There will be a Public Hearing on April 2, 2007 to discuss the plan. If the Board does adopt the plan it would be an amendment to the Township's Conestoga Valley Comprehensive Plan. There are 11 municipalities involved in this plan. Chairman Eberly asked if West Earl and Upper Leacock had to adopt as an addendum to the Conestoga Valley Comprehensive Plan. Mr. Buckwalter was not sure if that was a requirement for them to be adopted.

- d. Appointment to County Redevelopment Authority Regional Advisory Council re: CDBG program- Mr. Lester Weaver

Chairman Eberly stated that the Township needs to appoint a representative to the County redevelopment authority regional advisory council that administers Community Development Block Grants to participating municipalities in Lancaster County. A motion was made by Mr. Sollenberger, seconded by Mr. Landis to appoint Mr. Lester Weaver to the County Redevelopment Authority Regional Advisory Council. The motion was passed by unanimous voice vote.

Public Comment:

Mr. Irl Duling asked about the LIMC Comprehensive Plan. Mr. Buckwalter stated that this is a plan that does not tie the Township's hands in any way. There would be things in the plan that would pertain to other areas. Mr. Duling replied that a vision should be put together on how East Lampeter will look like in the future. Mr. Buckwalter did suggest that he look at the plan. Mr. Sollenberger stated that there has been over hundreds of hours put into this plan from people of all walks of life. Mr. Duling stated that the projected population increase may or may not happen, and why the Board even feels the need to provide for people that are not even here yet. Chairman Eberly stated that history has shown that the growth will happen and the best way to deal with growth is to plan for it.

Adjournment:

A motion was made by Mr. Landis, seconded by Mr. Buckwalter to adjourn. The motion was passed by unanimous voice vote. The next scheduled meeting is Tuesday, March 20, 2007 at 7:30p.m.

Respectfully submitted,
Ralph Hutchison