

August 20, 2013

The East Lampeter Township Board of Supervisors met on Tuesday, August 20, 2013, at 7:30 p.m. at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Mr. David Buckwalter, Chairman and was followed by the Pledge of Allegiance. In addition to Mr. Buckwalter, supervisors present were: Mr. John Shertzer, Mr. Mike Landis, and Mr. John Blowers. Also present was Mr. Ralph Hutchison, Township Manager. Mr. Glenn Eberly was absent.

The following persons signed in as being present in the audience:

Bill Swiernik, David Miller Associates, 1076 Centerville Road, Lancaster, PA 17601, representing Country Acres Campground

Justin Smucker, 449 Beechdale Road, Bird-in-Hand, PA 17505, representing Country Acres Campground

Jerry Smucker, 431 Beechdale Road, Bird-in-Hand, PA 17505, representing Country Acres Campground

Steve Gribble, 127 N. Ronks Road, Ronks, PA 17572, representing Ronks Fire Company

Jim Snyder, Snyder, Secary & Associates, 2000 Linglestown Road, Suite 304, Harrisburg, PA 17110, representing Host/Tanger

Lynn Commero, representing Lancaster Newspapers

Parker Mount, Milestone Development Group, 717 Light Street, Baltimore MD 21230, representing Lancaster Host

Charles Suhr Esq., Stevens & Lee, 17 North Second Street, 16th Floor, Harrisburg, PA 17101, representing Lancaster Host

Mason Mednick, Milestone Development Group, 717 Light Street, Baltimore MD 21230, representing Lancaster Host

Chairman Buckwalter indicated that copies of the agenda and minutes from the previous meeting were available in the back of the room for review.

Minutes of June 18, 2013 Special Meeting:

Chairman Buckwalter explained that these minutes were for a special meeting that was held on June 18, 2013. This special meeting was for conducting a public hearing to consider a zoning map change and revisions to the text of the East Lampeter Township Zoning Ordinance submitted by High Properties. He asked if there were any corrections or additions to the minutes. There were no comments.

A motion was then made by Mr. Landis and seconded by Mr. Blowers to dispense with the reading of the minutes and approve the minutes as presented. The motion was passed by unanimous voice vote.

Minutes of July 8, 2013 Regular Meeting:

Chairman Buckwalter explained that this item will need to be tabled until the next meeting when the Board has a quorum.

Minutes of August 5, 2013 Regular Meeting:

Chairman Buckwalter explained that this item will need to be tabled until the next meeting when the Board has a quorum.

Bills:

Chairman Buckwalter indicated that bills to be paid from various funds in the amount of \$733,479.28 were presented for payment. Chairman Buckwalter noted some of the larger items included in that amount was a payment of \$496,995.31 to the City of Lancaster for the 1st and 2nd quarter sewer flow treatment charges, a quarterly installment payment of \$13,519.94 to M & T Bank for the lease purchase of the Gap Vax truck, a \$2,000.00 budgeted contribution to LEMSA, and a payment of \$31,373.34 to Alpha Space Control Co. Inc. for line painting of the township roads.

A motion was made by Mr. Shertzer and seconded by Mr. Blowers to approve payment of the bills as listed in the amount of \$733,479.28. The motion was passed by unanimous voice vote.

Old Business:

- a. Request for Time Extension to Record Conditionally Approved Plan: Deemer Land Development Plan #13-11: 144 N. Ronks Road

Chairman Buckwalter asked if anyone was present for this item. No one was in attendance. He explained that Harbor Engineering, Inc., in behalf of their client Mr. Glenn Deamer, is requesting a time extension until October 23, 2013, to allow additional time to record conditionally approved Land Development Plan #13-11 for 144 N. Ronks Road.

Mr. Shertzer made a motion to grant the time extension until October 23, 2013 for Glenn Deamer to record the conditionally approved Land Development Plan #13-11 for 144 N. Ronks Road. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

- b. Request for Time Extension to Record Conditionally Approved Plan: Volleyball Corner Land Development Plan #13-13: 2007 Lincoln Highway East

Chairman Buckwalter asked if anyone was present for this item. No one was in attendance. He explained that Harbor Engineering, Inc., in behalf of their client Sack, LLC, is requesting a time extension until October 23, 2013, to allow additional time to record conditionally approved Land Development Plan #13-13 for Volleyball Corner at 2007 Lincoln Highway East.

Mr. Blowers made a motion to grant the time extension until October 23, 2013 for Sack, LLC, to record the conditionally approved Land Development Plan #13-13 for Volleyball Corner at 2007 Lincoln Highway East. The motion was seconded by Mr. Shertzer and passed by unanimous voice vote.

New Business:

- a. Country Acres Campground Land Development Plan #13-12: 20 Leven Road

Mr. Bill Swiernik of David Miller Associates introduced himself as representing Country Acres Campground. He also introduced Mr. Jerry Smucker and Mr. Justin Smucker of Country Acres Campground. This land development plan is for the expansion of the campground located off of Leven Road. They are proposing to remove five (5) existing campsites and develop 19 new campsites for a total of 100 camping sites. He further explained the other improvements and reviewed the letter dated August 14, 2013 from Rettew Associates.

Mr. Shertzer made a motion to approve the Final Land Development Plan #13-12 for Country Acres Campground at 20 Leven Road, meeting the conditions listed in the Rettew letter dated August 14, 2013 and

the Lancaster County Planning Commission letter dated April 30, 2013. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

b. Lancaster Host Resort/Tanger Outlets Lot Add-on Plan #13-24: 2300 Lincoln Highway East

Mr. Charles Suhr, Esq. of Stevens & Lee introduced himself as representing Hospitality Associates of Lancaster, L.P., who are the owners of the Lancaster Host Resort. He also introduced Mr. Jim Snyder of Snyder, Secary & Associates and Parker Mount and Mason Mednick of Milestone Development Group. He explained that the applicant is proposing to subdivide a 13 +/- acre parcel from their existing 173 +/- acre lot and convey it to the existing adjacent Tanger Outlet 27 +/- acre lot. No construction is proposed at this time. The purpose of this subdivision is to allow for the future planned expansion of Tanger Outlet Center. The East Lampeter Township Planning Commission is recommending approval of the subdivision plan. He reviewed the letter dated August 9, 2013 from David Miller Associates and the letter dated August 13, 2013 from Lancaster County Planning Commission.

Mr. Hutchison stated that when it comes to the right-of-way requirements, the Township has always taken the position that whenever somebody is doing a subdivision, this involves the entire tract. If there is road frontage involved in that tract, then the road frontage improvements are required by the ordinance. They become an issue at the time of subdivision with respect to right of way, road widening, curbing and sidewalks.

There was a lengthy discussion about the previous plan for this lot that was recorded in the 1996 and the right-of-way requirements. The item in question was if the plan shows fifty feet (50') from the center line as right-of-way. Currently the existing right-of-way is only thirty-nine feet (39').

Mr. Shertzer expressed that he was uncomfortable making any decisions until he was able to see the current plan that was recorded for this lot.

A motion was made by Mr. Landis to approve the Lancaster Host Resort/Tanger Outlets Lot Add-on Plan #13-24 for 2300 Lincoln Highway East subject to the conditions on the David Miller Associates letter and the Lancaster County Planning Commission letter and grant the waivers requested related to the preliminary plan application, enlarged survey plan of the 27 acre adjacent Tanger property, the plan scale of 50 feet to the inch. The other five (5) items listed would be deferred. The right-of-way would be fifty feet (50') assuming that the plan recorded in 1996 shows fifty-five feet (55') and the condition that the outstanding sewer payments are satisfied. Mr. Blowers seconded the motion and it was passed by a vote of three in favor and one opposing. Mr. Shertzer opposed.

c. Request for Waiver of Land Development Planning: Mill Creek Square – 2350 Lincoln Hwy. East

Mr. Tom Smithgall of High Associates discussed with the Board their request for a waiver of land development for the tenancy of ALDI in Building B at Mill Creek Square. They reviewed plan drawings that Mr. Smithgall distributed to the Board members. They are requesting this waiver since the tenant fit-out will not increase any impervious area, will not require any modifications to any parking or change to any ingress or egress to Mill Creek Square.

A motion was made by Mr. Shertzer to approve the request for waiver of land development plan for Mill Creek Square with the condition of meeting the requirements recommended by East Lampeter Township Planning Commission. The motion was seconded by Mr. Landis and passed by a vote of three in favor and one abstaining. Chairman Buckwalter abstained due to his employment with the High organization.

Other Business:

- a. Reappointment to ELSA for 5 Year Term Ending 9/7/18 – Mr. Fred Clark

Mr. Landis made a motion to reappoint Mr. Fred Clark to the East Lampeter Sewer Authority for another five (5) years with his term ending on September 7, 2018. The motion was seconded by Mr. Blowers and passed by unanimous voice vote.

- b. Approval of Local Utility Agreement re: Strasburg Pike/Windy Hill Road/Millstream Road Intersection Improvement Project

Mr. Hutchison explained that part of what he would consider as pre-construction requirements for the Strasburg Pike/Windy Hill Road/Millstream Road intersection improvement project is the relocation of any utilities that are in the way of the construction. Certain utility poles have to be relocated and there are costs associated with that. Under the agreement with PennDOT, the Township is obligated to pay \$35,579.79 for the relocation of the utilities.

Mr. Landis made a motion to approve the Local Utility Agreement for the Strasburg Pike/Windy Hill Road/Millstream Road intersection improvement project. The motion was seconded by Mr. Blowers and passed by unanimous voice vote.

Public Comment:

None

Adjournment:

A motion was made by Mr. Blowers and seconded by Mr. Landis to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, September 9, 2013 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager