

August 21, 2012

The East Lampeter Township Board of Supervisors met on Tuesday, August 21, 2012, 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. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager. Mr. John Blowers was absent.

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

Mark Deimler, 103 Fite Way, Suite C, Quarryville, PA 17566, representing Steve Riehl
F. Joseph Mongeau, 1838 Colonial Village Lane, Lancaster, PA 17601, representing McNeil Consumer
Pharmaceuticals – Johnson and Johnson
David Christian, DCA, Inc., 227 Park Avenue, Mount Joy, PA 17552, representing Tri County Sports
Lynn Commero, representing Lancaster Newspapers
Daniel Stoltzfus, representing Fairview Amish School
Katie Kramer, 2147 Meadow Ridge Drive, Lancaster, PA 17601, representing CVCC

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 19, 2012 Regular Meeting:

Chairman Buckwalter stated that the approval of the June 19, 2012 regular meeting minutes was tabled at the July 9, 2012 and August 6, 2012 meetings because there were not enough supervisors present.

A motion was made by Mr. Eberly to dispense with the reading of the June 19, 2012 minutes and approve the minutes as presented. Mr. Landis seconded the motion and it was passed by a vote of three in favor and one abstaining. (Mr. Shertzer abstained due to being absent from the June 19, 2012 meeting.) The motion was passed by unanimous voice vote.

Minutes of August 6, 2012 Regular Meeting:

Chairman Buckwalter asked if there were any additions or corrections regarding the minutes from the August 6, 2012 regular meeting as prepared.

A motion was made by Mr. Shertzer to dispense with the reading of the minutes and approve the minutes as presented. Mr. Landis seconded the motion and it was passed by a vote of three in favor and one abstaining. (Mr. Eberly abstained due to being absent from the August 6, 2012 meeting.) The motion was passed by unanimous voice vote.

Bills:

Chairman Buckwalter indicated that bills to be paid from various funds in the amount of \$376,229.26 were presented for payment. Chairman Buckwalter stated that some of the larger items included in that amount is a payment of \$50,000.00 to the police pension fund and \$15,000.00 to the non-uniform pension fund for a total of \$65,000.00, a payment of \$32,020.00 to Susquehanna Municipal Trust for workmen's

comp insurance, an annual installment payment of \$38,915.38 to John Deere Financial for a grader purchased, and a partial payment of \$41,310.07 to Lobar Associates for their work on the Millcross Road Bridge.

A motion was made by Mr. Landis and seconded by Mr. Eberly to approve payment of the bills as listed in the amount of \$376,229.26. The motion was passed by unanimous voice vote.

Old Business:

a. Riehl/Lapp Subdivision Plan #12-11: 2522 Meadowland Drive

Mr. Mark Deimler introduced himself as representing Mr. Steven Riehl. He explained that Mr. Riehl is proposing to subdivide a 10 acre lot from an existing 85.88 acre parcel owned by his father-in-law Mr. John E. Lapp. The lot is proposed for development consisting of a residential dwelling for Mr. Riehl and his wife, a barn building and access drive. Mr. Deimler stated that the complex issue is how to provide lot frontage to this piece of land. Discussing this with Township staff, they have come up with a private street idea coming in the existing farm lane off of the end of Meadowland Drive. One of the issues at the Planning Commission level was how to keep people who don't belong in his farm lane. Mr. Riehl feels that the more this farm lane is opened up, the more inviting it will be for people to drive back the farm lane.

Mr. Hutchison asked about the sewer module that contemplates future public service to the existing home.

Mr. Deimler explained that the new home will be connected to public sewer and the existing dwelling will remain connected to the on-lot sewer system. Should the on-lot sewer system fail for the existing dwelling in the future, they would then need to hook up to the public sewer system and this could be added to the sewer module plan.

Mr. Shertzer made a motion to grant approval of the Riehl/Lapp Subdivision Plan #12-11 for 2522 Meadowland Drive subject to the review comments on the David Miller Associates letter dated August 3, 2012 and granting all deferrals and waivers listed in this letter except for the deferral of private street widening and adding to the plan the future location of public sewer to the existing dwelling. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

b. Riehl/Lapp Subdivision DEP Sewer Planning Module – Public Sewer

Mr. Hutchison stated that this is a resolution that indicates that the property will be served by public sewer and DEP requires the Board to act on this resolution.

A motion was made by Mr. Eberly and seconded by Mr. Landis to approve the Riehl/Lapp Subdivision DEP Sewer Planning Module resolution. The motion was passed by unanimous voice vote.

c. Rt. 30 Closure on 9/15/12 for Paradise Parade

Chairman Buckwalter explained that the Township of Paradise is planning a parade for the celebration of their 300th Anniversary. The parade will take place on Saturday, September 15, 2012. They are planning to close a portion of Rt. 30 for the parade for 3½ hours starting at 9:00 a.m. until 12:30 p.m. East Lampeter Township has expressed their concern about the impact this will cause for traffic.

Mr. Hutchison added that as the Board had discussed at the last meeting, a letter has been prepared that is intended to be sent to the property owners on Rt. 30 from the township line back to Strasburg Pike. This letter is to give them notice of the event and the expectations that there will be some congestion. Staff has consulted with the township traffic engineer and based upon the best information that is available at this time, he estimated that the backup into East Lampeter Township will come to at least Rt. 896 and probably back further to the west for eastbound traffic.

d. CVCC Request for Donation re: Transition to New Facility

Mrs. Katie Kramer introduced herself as representing Conestoga Valley Community Center (CVCC). The CVCC is asking businesses and friends to help them with the cost of moving to their new location by making a donation. She stated that West Earl Township has donated \$1,000.00 and Upper Leacock Township has not made any donation at this time.

Mr. Eberly stated that he did not have any problem with making a one-time contribution to help them with this transaction since it does serve the community.

Chairman Buckwalter asked if Conestoga Valley School District has been approached about making a contribution.

Mrs. Kramer stated she did not know if they were approached and added that they do have two (2) school board members on their strategic committee. She also mentioned that they are nearing the completion of a survey they are conducting.

Mr. Shertzer made a motion to make a one-time contribution of \$1,000.00 to CVCC. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

e. Request for Time Extension re: Temporary Trailers – J & J/McNeil: Colonial Village Lane

Mr. F. Joseph Mongeau introduced himself as representing McNeil Consumer Pharmaceuticals. They are requesting a one month extension to the occupancy permit for the two temporary office trailers located in the rear of their facility at 1838 Colonial Village Lane. The occupancy permit has a restriction on it that states that the trailers must be removed by August 31, 2012.

Mr. Eberly made a motion to grant J & J/McNeil a time extension to remove the two temporary office trailers located at 1838 Colonial Village Lane until October 16, 2012. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

New Business:

a. Request for Waiver of Land Development Planning Process: Fairview School – 11 S. Ronks Road

Mr. Daniel Stoltzfus introduced himself as representing the Fairview School Board. They are requesting a waiver of land development plan processing for the placement of a 15 foot by 28 foot portable classroom building on the Fairview School property at 11 S. Ronks Road. The classroom is to be located on a concrete slab.

After a brief discussion, Mr. Eberly made a motion to grant the request for waiver of land development planning process for Fairview School at 11 S. Ronks Road, subject to an accurate plan being submitted and its approval. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

b. Sketch Plan for Tri County Sports: 2007 Lincoln Hwy. East

Mr. David Christian introduced himself as a landscape architect who is representing the applicant, Mr. Bill Helm. He also introduced Mr. Andy Smith who is a general contractor with Paul Davis. The applicant is proposing to construct a 12,000 sq. ft. building for Volleyball Corner and Formula Fitness at 2007 Lincoln Hwy. East. Mr. Christian reviewed the sketch plan for the project. He explained that they were originally contemplating building an 8,900 sq. ft. gymnasium for volleyball tournaments, which was addressed as Phase 2 of the project. They no longer are pursuing this phase of the project. He discussed the parking and the driveway into the property. He added that the fitness center would be open 24/7. He discussed the requirement for sidewalks along the frontage of the property and suggested deferral of installing them until a later time.

Mr. Landis thanked Mr. Christian for his excellent presentation and stated that he supports this piece of property being developed and that it has been an eyesore for many years. He added that a connecting driveway with Amelia's would cause some congestion and unsafe traffic flow, but he would like to see some sort of connecting walkway.

Chairman Buckwalter stated that he agrees with Mr. Landis' comments and believes this is a good use for this property.

Mr. Hutchison asked if they have given any thought about loading and unloading trucks and also a dumpster location.

Mr. Christian replied that they don't believe they are going to need all of the parking spaces that the township ordinance requires them to have and with their new design, he hasn't determined exactly where the loading dock would be. He added that he had not given any thought about a location for a dumpster.

Mr. Hutchison commented that Rt. 462 is a heavily used bus route and he would encourage the Board to consider requiring the sidewalks be installed along the entire front of the property.

No action was taken on this item.

Other Business:

a. Resolution re: Proposed Amendments (4) to LIMC Agreement

Mr. Hutchison explained that the LIMC has been working on several projects. In order to facilitate those projects for continuation, they are proposing that four (4) amendments to the existing LIMC Agreement be approved by the LIMC as a whole. In order to do this, the process requires that all the individual municipalities take some actions so that when their representatives go to the LIMC meeting in September, they are prepared to vote. Mr. Hutchison then explained the four (4) amendments.

Mr. Eberly made a motion to approve the resolution for the proposed four (4) amendments to the existing LIMC Agreement. Mr. Shertzer seconded the motion and it was passed by unanimous voice vote.

Public Comment:

Mr. David Jensen of West Lampeter Township introduced himself and his son Nicholas. Nicholas explained that he was present as part of working to receive a merit badge for boy scouting.

Adjournment:

A motion was made by Mr. Eberly 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 10, 2012 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager