

October 4, 2010

The East Lampeter Township Board of Supervisors met on Monday, October 4, 2010, 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. Roger Rutt, Mr. Michael Landis, and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager.

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

Lloyd N. Miller, 2361 Stumptown Road, Lancaster, PA 17602

Amos King, 2479 Old Philadelphia Pike, Lancaster, PA 17602

E J Walsh, McCarthy Engineering Associates, 1121 Snyder Road, West Lawn, PA 19609, representing  
Amos King

Latta Null, Paradise Custom, 2972 Lincoln Highway East, Paradise, PA 17529

Geoff Sensenig, 2237 Creek Hill Road, Lancaster, PA 17601

Richard Sensenig, 1021 Pine Hill Road, Lititz, PA 17543

Bob May, Lancaster EMS, 1829 Lincoln Highway East, Lancaster, PA 17602

Greg Strausser, Strausser Surveying & Engineering, Inc., 2586 Lititz Pike, Lancaster, PA 17601,  
representing Lloyd Miller

David S. Beiler, 452 Mt. Sidney Road, Lancaster, PA 17602

Robert Neff, 360 Mt. Sidney Road, Lancaster, PA 17602

David Beiler, 452 Mt. Sidney Road, Lancaster, PA 17602

Scott Monger, 2088 Creek Hill Road, Lancaster, PA 17601

Roger Fry, Fry Surveying, Inc., 21 S. Hershey Avenue, Leola, PA 17540, representing Scott Monger

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

#### Minutes of September 13, 2010 Regular Meeting:

Chairman Buckwalter asked if there were any additions or corrections regarding the minutes from the September 13, 2010 regular meeting as prepared. There were no comments.

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

#### Bills:

Chairman Buckwalter indicated that bills represented by various funds in the amount of \$335,862.92 were presented for payment. Chairman Buckwalter stated that included in that amount is a payment of \$85,000.00 to Morgan Stanley for the Township pension plans, a monthly health insurance premium payment of \$20,319.24, and a distribution of fire relief funds to the four (4) Township fire companies in the amount of \$142,354.00. A motion was made by Mr. Rutt and seconded by Mr. Eberly to approve payment of bills as listed in the amount of \$335,862.92. The motion was passed by unanimous voice vote.

Old Business:

None

New Business:

- a. Monger Revised Subdivision Final Plan #10-26: 2088 Creek Hill Road

Chairman Buckwalter asked if anyone was present for this item. There was no one present. Chairman Buckwalter suggested to table this item until the end of New Business to see if anyone shows up to represent it.

- b. Miller Final Land Development Plan #10-27: 679 Hartman Station Road

Mr. Greg Strausser of Strausser Surveying & Engineering, Inc. introduced himself as representing Mr. Lloyd Miller. Mr. Strausser explained that there is currently an old block building on this site and that Mr. Miller is proposing to tear it down and construct a new 2,800 square foot building for "Landis Foods", a wholesale potato company. Mr. Miller is also proposing to build another 2,600 square foot building at the front of the property at a later time. Mr. Strausser further reviewed the plan and the waivers listed in a letter dated September 15, 2010 from David Miller Associates.

They are requesting the waiver of preliminary plan and modification to the scale of the plan. They are also asking that the roadway widening and curbing and sidewalk improvements along Hartman Station Road be deferred. The final two waivers that they are requesting are for curbing to be provided around the parking compounds and sidewalks around the parking compounds.

Mr. Landis made a motion to approve the Final Land Development Plan #10-27 for 679 Hartman Station Road subject to meeting all the conditions listed on the letter dated September 15, 2010 from David Miller Associates and granting the waivers and the deferrals listed. Mr. Shertzer seconded the motion and it was passed by unanimous voice vote.

- c. Ames Roofing Revised Final Land Development Plan #10-28: 2479 Old Philadelphia Pike

Mr. E. J. Walsh of McCarthy Engineering Associates introduced himself as representing Mr. King, the property owner. Mr. Walsh explained that they are before the Board to request the building be 1,000 square feet larger than the previously approved and recorded plan. They are asking for the same six (6) waivers that were granted for the previous plan and further discussed the waivers listed in the letter dated September 29, 2010 from David Miller Associates. Mr. Walsh added that the approved PennDOT Highway Occupancy Permit has expired and that it is being resubmitted.

A motion was made by Mr. Shertzer to approve the Revised Final Land Development Plan #10-28 for Ames Roofing at 2479 Old Philadelphia Pike and waivers subject to the David Miller Associates letter dated September 29, 2010 and meeting the prior conditions of approval. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

d. Millcreek Fence Request for Temporary Operations: 452 Mt. Sidney Road

Mr. Tom Matteson of Diehm & Sons, Inc. was representing the applicant Mr. David Beiler. He explained that the existing buildings on this property have been or will be torn down and the applicant is proposing to construct five (5) buildings. The first building will be 19,353 square feet manufacturing building for vinyl coated fence materials. The second building will be a commercial building for the sale of Millcreek Fence Products. A third building will be a two family dwelling. A fourth building will be a barn building and the fifth building will be a future barn building.

At this moment, they are before the Board to request a temporary trailer (12' x 14') be permitted on the site to be used as a retail/office space for Millcreek Fence Products. The applicant states that he can no longer stay at his current location on Old Philadelphia Pike and is in need of a temporary location to run his business.

Mr. Hutchison asked if the applicant is planning to widen the driveway.

Mr. Matteson replied that Mr. Beiler raised this as one of the zoning comments and after talking to Mr. Young his determination is that this is an existing non-conforming and is not required to bring up to current standards.

Mr. Shertzer asked what 'temporary' means.

Mr. Matteson responded that 'temporary' means that it's the earlier of December 31, 2012 or thirty (30) days after occupancy certificate is granted for that building. Mr. Beiler is planning on building next year and as soon as he is given his occupancy certificate, he has thirty (30) days to have the trailer removed from the property.

Mr. Rutt made a motion to approve the request for temporary occupancy for Millcreek Fence at 452 Mt. Sidney Road with the date of December 31, 2012 or thirty (30) days after occupancy certificate is granted for the new building for this temporary trailer to be removed from the property. Mr. Landis seconded the motion and it was passed by a vote of four in favor and one abstaining. Mr. Eberly abstained.

e. Sensenig Request for Waiver of Land Development Plan Processing: 2237 Creek Hill Road

Mr. Geoff Sensenig introduced himself and is requesting a waiver of land development plan processing for 2237 Creek Hill Road to allow for a 26 foot by 36 foot side addition to his existing single family detached dwelling to serve as a permanent second dwelling unit.

After a brief discussion, Mr. Landis made a motion to approve the request to waive the land development plan processing for 2237 Creek Hill Road. The motion was seconded by Mr. Shertzer and passed by a vote of four in favor and one opposed. (Mr. Eberly voted against the motion).

a. Monger Revised Subdivision Final Plan #10-26: 2088 Creek Hill Road (*continued*):

Mr. Roger Fry of Fry Surveying, Inc. was representing the applicant Mr. Scott Monger of 2088 Creek Hill Road. He explained that the applicant is proposing to revise the previously approved plan and add area to Lot 1 from Lot 3 and add area to Lot 3 from Lot 1. Lot 2 would be unchanged. Mr. Fry reviewed the comments and waivers listed in the letter dated September 29, 2010 from David Miller Associates. The applicant is

requesting a modification to defer storm water management planning for proposed Lot 3 based on the uncertainty of where improvements to the lot would be located due to the new lot size. The applicant is also requesting a deferment of the requirements to complete widening of adjacent streets and install curbing.

A motion was made by Mr. Shertzer to approve the Monger Revised Subdivision Final Plan #10-26 for 2088 Creek Hill Road and waivers subject to the David Miller Associates letter dated September 29, 2010 and meeting the prior conditions of approval. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

Old Business:

- a. Lancaster Emergency Medical Services Presentation – Bob May, Executive Director

Mr. Bob May, Executive Director of Lancaster Emergency Medical Services, gave a brief presentation. He explained that he likes to visit the different municipalities they serve and review their organization. He discussed the history, budget, board members and staff, and their service to the community.

- b. Resolution re: Acquisition of Property – Lafayette Fire Company / Lafayette Tower Park

Mr. Hutchison explained that Lafayette Fire Company had recently done a land development plan which included a subdivision of about a 1.2 acre parcel adjacent to the existing Lafayette Tower Park property that the Township owns with the intension of transferring the 1.2 acres to the Township as a part of the completion of that plan. A portion of the 1.2 acres was required to be set aside under the park and open space requirements of the subdivision ordinance. The Township would be purchasing .967 acres from the fire company at a value of \$64,789.00, which is based upon an appraised value that the Township had completed. The fire company has agreed to the sales agreement.

Chairman Buckwalter clarified that these funds would be coming out of the Park funds and not impacting the general budget. Mr. Hutchison responded that this is correct.

A motion was made by Mr. Shertzer to approve the purchase of land from Lafayette Fire Company. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

Public Comment:

There were no comments.

Adjournment:

A motion was made by Mr. Eberly and seconded by Mr. Shertzer to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Tuesday, October 19, 2010 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison  
Township Manager