

February 8, 2021

The East Lampeter Township Board of Supervisors met on Monday, February 8, 2021 at 7:30 pm. at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Chairman Corey Meyer. In addition to Mr. Meyer, supervisors present were: Mr. John Blowers via Zoom, Mr. Dave Buckwalter, Mr. Ethan Demme via Zoom and Mr. Glenn Eberly via Zoom. Also, present was Mr. Ralph Hutchison Township Manager and Ms. Tara Hitchens Director of Planning/Zoning Officer via Zoom.

The meeting was held using Zoom, an internet web conferencing tool. A recorded statement was played regarding the use of Zoom for this public meeting including instructions for the public to use in order to participate in the meeting.

In attendance in the meeting room:

Lynn Commero, representing LNP via Zoom
Tony Seitz, representing High Associates via Zoom
Eric Mountz, via Zoom
Don Jacobs, via Zoom
David Stauffer, via Zoom
L. Zimmerman, via Zoom
Jaime Zabala, via Zoom
Ambrose Heinz, representing McDonalds via Zoom
Mike Geithner, representing McDonalds via Zoom
Rich Alt, representing McDonalds via Zoom
Dave Bittner, representing Devon Creek Phase 2 via Zoom
Bill Briegle, representing Devon Creek Phase 2 via Zoom
Mark Stanley, Esq., representing Dutch Wonderland via Zoom
Russel Pugh, Esq.

Public Comment (non-agenda items)

None

Consent Agenda

- a. Approval of the Minutes of the Monday, January 18, 2021 Regular Meeting
- b. Approval to pay invoices from all funds: Total \$371,259.71
- c. Request for Release of Financial Security: 338 Beechdale Road – Beiler
- d. Request for Reduction of Financial Security: 1625 Old Phila Pk. – Campus Shoppes

Chairman Meyer presented the bills to be paid from various funds for the total amount of \$371,259.71. He mentioned the large payment amount to \$16,676.09 to Town Planning Partners for consulting services related to the Bridgeport Mobility Plan, \$6,170.00 to E.M. Kutz for a new snow plow and \$5,192 to State Workers Insurance Fund for quarterly contribution (Volunteer Fire coverage).

Chairman Meyer also mentioned the Request for a Full Release of Financial Security for 338 Beechdale Road – Beiler and a Request for Reduction of Financial Security: 1625 Old Philadelphia Pk. – Campus Shoppes it will be reduced by \$211,645.50 leaving a remaining balance of \$52,606.50.

Mr. Buckwalter made a motion to approve the consent agenda as presented. Mr. Demme seconded the motion and it was passed by unanimous roll call vote.

Presentation re: Walnut Street Extension & Greater Lancaster Heritage Pathway

Mr. Tony Seitz of High Associates was in attendance via zoom. He thanked the Board for giving him and fellow colleagues the opportunity to present the progress that they have made on the project. He stated that he believes that they would not have made this progress but for the spirit of cooperation and partnership that all the stakeholders have made on this project. That includes East Lampeter Township, Lancaster County, City of Lancaster, High Associates and their state partner at PennDOT.

Mr. Sietz stated that he has representatives of the design team in attendance with him via zoom and that they will present different features of the project. He mentioned they continue to make a lot of progress on the design of the project. He stated you can think of the project as five components that all work together and him and his colleagues are going to present them tonight. He mentioned they have a lot more detail on the state road section from the Route 30 interchange to the proposed roundabout. There is more detail on component number two he'll call the bridge over Millcross Road. Number three the roundabout itself, number four Ben Franklin Blvd. which is a new section of Township road that will be dedicated to East Lampeter Township between the roundabout and Greenfield Rd. and then Greater Lancaster Heritage Pathway the multi-jurisdictional multi-use trail. Mr. Sietz mentioned that the design, the intent and the purpose of the project really has not changed. It is still 1.1-mile section of road most of it within PennDOT right of way. It still makes a 90 degree turn at the roundabout to connect to Greenfield Rd. via Ben Franklin Blvd. Most importantly there is still no intent, no proposal, no desire and no design to go any further to the east beyond the roundabout. So, all those have been consistent with what they shared a year ago.

Mr. Sietz stated that their agenda tonight is to preview in more detail the five components that he mentioned and to answer any questions the Board may have.

The Presentation then began: Mr. Eric Mountz of Traffic Planning and Design started off the presentation by describing the five components. Mr. Don Jacobs also of Traffic Planning and Design handled the second part of the presentation which dealt with the noise impacts of the project. After the presentation there was some questions and discussion amongst the Board, the presenters and the public. Mr. Pugh asked if there had been an agreement reached with PADOT to restrict use of their right of way east of this section to only the proposed multi use trail. Mr. Seitz indicated that the use of the right of way east of this project has not yet been discussed.

Old Business

- a. Devon Creek Phase 2 Plan #15-38: Request to reinstate plan approval and provide a time extension to record the plan

Mr. Dave Bittner the consulting engineer was in attendance via zoom as well Mr. Bill Briegle of Keystone. Mr. Bittner mentioned that they were before the Board back in November of 2020 to get the conditional approval on the plan. Since then a letter was sent out which required a letter to be sent back from the applicant within 30-days accepting the conditions. Mr. Bittner stated that was not provided so essentially, they are back requesting it to be reinstated. He mentioned that since then they have received another round of comments from David Miller Associates which they are currently working through. He stated they are also asking for an additional time extension to meet the conditions as they work through them.

Mr. Buckwalter made a motion to conditionally approve the request to reinstate plan approval with all of the prior conditions and provide a 93-day time extension to record the plan for Devon Creek Phase 2 Plan #15-38. Mr. Blowers seconded the motion and it was passed with a 4:1 roll call vote. Mr. Demme voted against the motion.

b. McDonald's Land Development Plan #20-18 – LHE / East Town Center

Mr. Ambrose Heinz the attorney for the applicant along with Mike Geithner from Bowler Engineering and Rich Alt of McDonald's were in attendance via zoom. Mr. Geithner stated that this plan has been before the Planning Commission and this is simply a drive-thru upgrade to the existing McDonald's restaurant located at 2090 Lincoln Highway East. The drive thru side of the building will be upgrade to a side-by-side drive-thru configuration and in doing so there will be a loss of five parking spaces on that side of the building. The plan and overall shopping center will still comply with parking so although they are losing parking they are still in compliance with the zoning ordinance. Mr. Geithner mentioned that McDonald's drive-thru sales are much higher than their sit-down sales. So, in regards to the number of parking spaces they need even with the loss of the five it is still adequate for McDonalds. Drive-thru sales in a non-pandemic scenario are upwards of 70% of their business, in the current pandemic it's upwards of 90% plus. The side-by-side drive-thru on the plan is to create two lanes with an island in the middle and associated menu boards and then merge back into one single lane behind the McDonald's and then go to the traditional pay window and then pick up. That is the extent of the improvement they have a handful of waivers that they are asking for and a discussion item in regards to the sidewalk and path requirements associated with South Oakview Road.

Mr. Heinz added one additional point with respect to the drive-thru, he stated that they did have a Zoning Hearing Board regarding having this side-bide-side drive-thru and it was approved by the Zoning Hearing Board. He mentioned that with respect to zoning they are all clear further they received a recommendation for conditional approval subject to engineering comments from the Planning Commission. The most recent comment letter from David Miller its basically a clean letter and it addresses their request for waivers. The first requested waiver relates to having a subdivision plan of not more than 10 lots fronting on an existing street to waive the preliminary plan application requirement under section 303a. The seconded requested waiver is relating to the planned scale under Section 403b. 3rd? The fourth requested waiver is related to the sidewalk along the west side of the building. The last waiver relates to improvement of existing adjacent streets. Mr. Heinz stated they are looking for the Board to act on the waivers and to grant the approvals.

After a brief discussion:

Mr. Blowers made a motion to conditionally approve McDonald's Land Development Plan #20-18 -2090 LHE East Town Center requested waivers except to provide pathway work along S. Oakview Rd. between the curb and parking area of the site. Mr. Buckwalter seconded the motion and it was passed by unanimous roll call vote.

New Business

None

Action Items

a. 2020 East Lampeter Planning Commission Annual Report

Mr. Hitchens stated that the Planning Commission has to prepare an annual report and provide it to the Board by March 1st. She stated the report goes through how many meetings they had the number of plans they reviewed and commented on as well as conditional uses or rezoning requests. They noted that there are two new members to the Planning Commission in November of 2020 and that John Keylor did not seek reappointment as chairman. It also includes what the Planning Commission hopes to accomplish in 2021. Ms. Hitchens also stated that they will continue with educational opportunities as time permits. They will make obvious recommendations to the Board on typical business and other issues that the Board assigns to the Planning Commission. In addition, they really do want to take a look at the subdivision and land development ordinance and changes to that document in 2021.

Mr. Buckwalter made a motion to accept the 2020 East Lampeter Planning Commission Annual Report. Mr. Blowers second the motion and it was passed by unanimous roll call vote.

b. Resolution to provide 10% credit to all Sanitary Sewer accounts for 2021 billings

Chairman Meyer stated that the Township Solicitor put together a resolution for the Township's sanitary sewer service billing discount in response to the economic impacts of the pandemic.

Mr. Buckwalter made a motion to adopt Resolution to provide 10% credit to all Sanitary Sewer accounts for 2021 billings. Mr. Eberly seconded the motion and it was passed by unanimous roll call vote.

Resolution 2021-04

c. Sanitary Sewer Fees Agreement re: Dutch Wonderland billing corrections

Mr. Hutchison stated that Mr. Stanley who was in attendance via zoom helped with preparing the agreement. He stated that this came out of discovery that there were problems with some of the billings that went to Dutch Wonderland as well as payment consistency which resulted from some of the billing issues the Township had. Mr. Hutchison stated that Township staff approached Dutch Wonderland and Mr. Stanley as their representative to resolve the issue. It has been somewhat long standing for a few years and so the Township hopes to resolve it in this way by settling the matter through this agreement and providing for payments to pay the amount that's due. The Township is recommending approval from the Board.

Mr. Stanley stated that he echoes what Mr. Hutchison said and that he has been working with Mr. Hostetter, Mr. Hutchison and the Township's solicitor. He stated that the biggest issue from a business perspective is this billing after the fact that couldn't be worked into budgets as they moved forward. It was addressed with a lot of discussion back and forth. The Township's willingness to allow them to extend it over the next couple of years for purposes of the agreed to amount.

Mr. Eberly made a motion to approve the Sanitary Sewer Fees Agreement re: Dutch Wonderland billing corrections. Mr. Demme seconded the motion and it was passed by unanimous roll call vote.

Manager's Report:

Mr. Hutchison Stated he doesn't have anything to report at this time and that the major projects that the Township has been working on the Board is all up to speed on.

Adjournment

A motion was made by Mr. Buckwalter and seconded by Mr. Demme to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, March 1, 2021 beginning at 7:30 pm.

Respectfully submitted,
Ralph Hutchison
Township Manager

EAST LAMPETER TOWNSHIP
2250 Old Philadelphia Pike, Lancaster PA 17602
(717) 393-1567, FAX (717)-393-4609
Board of Supervisor's Meeting _ APPROVALS
February 8, 2021

BPs#67930-67993 _ \$95,433.15
Cks#67994-68002 _ \$28,829.23
BPs#68003-68011 _ \$6,200.91
Cks#68012-68014 _ \$93,889.66

Highway Aid Fund
Ck#676 _ _ \$6,170.00

Improve Guarantee Releasek
Full Release/#2016-27 _ \$10,588.94

Great America/Inv#28619066/ACHdFromMT# [REDACTED] _ \$333.40

ICMA-EE Contrib ACHd to ICMA from Plgit# [REDACTED]
PR#02 _ \$4,330.42

2021 HSA/EEContrib/Preauth MT# [REDACTED]
PR#02-2021 _ \$3,771.00

2021 HSA/ER Contrib/Preauth MT# [REDACTED]
Police/NonUnif/PreauthMT# [REDACTED] _ \$77,000.00

Huntington/PNCSeWCamFinance/ACHdSewPlgitToHNB EquipFinance _ \$34,017.08

ACHdToMorganStanleyCustodial-UMBBank/PRPensionDeductions:
Non Unif: PR#2 _ \$1,206.04 / Police: PR#02 _ \$7,815.00

OneAmerica/Life/LTD/Jan'21/AutoWDMT# [REDACTED] _ 1,674.88

PreauthACHWD/MT# [REDACTED]/UGI accounts:

411000 [REDACTED] _ due 12/16/20 _ \$
411000 [REDACTED] _ due 01/13/21 _ \$
411000 [REDACTED] _ due 12/10/20 _ \$
411000 [REDACTED] _ due 01/13/21 _ \$
411000 [REDACTED] _ due 12/10/20 _ \$
411000 [REDACTED] _ due 01/13/21 _ \$
411000 [REDACTED] _ due 12/10/20 _ \$
411000 [REDACTED] _ due 01/13/21 _ \$
411002 [REDACTED] _ due 12/28/20 _ \$
411001 [REDACTED] _ due 11/30/20 _ \$

Grand Total: \$371,259.71

SIGNATURE 1: _____

SIGNATURE 2: _____

0. C
95,433.15 +
28,829.23 +
6,200.91 +
93,889.66 +
6,170.00 +
10,588.94 +
333.40 +
4,330.42 +
3,771.00 +
77,000.00 +
34,017.08 +
1,206.04 +
7,815.00 +
1,674.88 +
371,259.71 0



GreatAmerica Financial Svcs.
PO Box 660831
Dallas, TX 75266-0831

Remittance Section

310

Invoice Number: 28619066
Agreement Number: [REDACTED]
Invoice Print Date: 01/25/2021
Due Date: 02/19/2021
Total Due: \$333.40

FORWARDING SERVICE REQUESTED

☐ Check here for change of address (see reverse for details)

Use enclosed envelope and make check payable to:

ATTN: KATHY TREIER
EAST LAMPETER, TOWNSHIP OF
2250 OLD PHILADELPHIA PIKE
LANCASTER PA 17602-3417

GreatAmerica Financial Svcs.
PO Box 660831
Dallas, TX 75266-0831



0000141338327000000000028619066000000000333408

Keep lower portion for your records - Please return upper portion with your payment



GreatAmerica Financial Svcs.
PO Box 660831
Dallas, TX 75266-0831

Invoice Number: 28619066
Due Date: 02/19/2021
Total Due: \$333.40

Important Messages

We currently have your authorization on file to debit all open charges from your applicable bank account.

Please contact Account Support, prior to your due date, at the toll-free number on this invoice to change the amount being deducted.

Thank you! We value your business.

Invoice Detail

Agreement		Amount	Tax	Total
Mitel (3) 8568 Phones (13) 8528 Phones (1) 5 Year SWA				
	1 Standard Payment	333.40	0.00	333.40
				\$333.40

For more information about your invoice, please:

- Call us at 866-803-2653
- Email us at customersupport-16@accountservicing.com
- Visit www.accountservicing.com
- (Para Español: pida la extensión 2344.)



Total Due

\$333.40

Dishonored Checks, Drafts Or Orders Shall Be Subject To A Surcharge Of \$30

BOS Approved @ 02/01/2021

Signature 1:

Signature 2:



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Wire Purchase Notify

Redemptions

Initiate ACH Redemption

- [Single Entry Form](#)

- [Multi-entry Form](#)

- [Flexible Batch Form](#)

Initiate Wire Redemption

Transfers

Transfer

Exchange

Participant to Participant

Miscellaneous

Stop Payment Request

Pending Trans Manager

Transactions - Transaction Complete

Please print this page for your records.

The reference number for this transaction is: 3233788

Transaction Type	ACH Redemption
Entry Date	1/26/2021
Transaction Date	1/27/2021
Account	[REDACTED] - GENERAL FUND
Investment Type	PLGIT-Class
ACH Instruction	M & T Bank - [REDACTED]
Amount	\$4,330.42

BOS Approved @ 02/01/2021

Signature 1: [Signature]

Signature 2: [Signature]

LCMA
PR# 2

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Admin

Enter Employee ID

Find

Advanced Search

EMPLOYER / Contribution Manager

Create Contributions

EMPLOYEE

EMPLOYER

Contribution Manager

Contribution Manager

Create Contributions

Contribution Import & Results

HSA Funding Account

REPORTS

Admin: Spending Account Processing

Employer: IIC-East Lampeter Town IIC-East Lampeter Town

List All

Plan Year: Plan Year: Current

Benefit Plan:

All items checked

Billing Group: All items checked

Account Segment: Select Account Segments

Division: 5

Use this tool to make contributions to employee accounts, using a payroll date of today, in the future or in the past.

Please review the Contribution Manager page under Pending Contributions for any possible duplicate contributions.

Contributions made to this account type are placed in a status of "Pending - Future Deposit." Based on the payroll date provided, the system will post the payroll date specified or if the payroll date requested is today or in the past, then the payroll deposit will post to the account the next day.

1. Select Payroll Date:

1/28/2021

2. Select Method to Auto-Populate Contributions:

Per Pay Period Amounts

3. Select Accounts to Receive Contributions:

All Accounts

Display Contributions

Contribution Results

The table below lists the contributions pending for the payroll date above, including payroll contributions previously loaded. To load additional contributions, click 'Contributions'.

The 'Expedite Processing of Pending Contributions' button will process contributions for up to 8 minutes or up to 3000 records. During processing, the expedited processing of the expedited contributions is complete. Once completed, the contributions that have been processed will no longer appear under 'Pending Con Processing of Pending Contributions' option will be available again to expedite remaining contributions.

Showing 56 records

Employee ID	Name	Display Date	Account Type	Deposit Type	Status	Employee Amount	Employer A
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$100.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$50.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$40.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$150.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$55.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$50.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$25.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$110.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$85.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$80.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$40.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$50.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$40.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$50.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$150.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$15.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$150.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$15.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$30.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$110.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$22.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$75.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$25.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$50.00	\$0.00
XXXXX0010		1/28/2021	PNC	Payroll	Pending - Funding Deposit	\$30.00	\$0.00

REPORTS

Display Contributions

 $\frac{1}{2}$



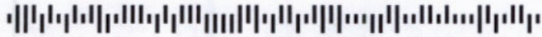
The Huntington National Bank
PO Box 701096
Cincinnati, OH 45270-1096

INVOICE

DATE OF INVOICE 01/17/2021
INVOICE NUMBER 519623



Customer Service is available at
866-329-7286



7-740-31529-0000049-001-1-000-001-000-000
EAST LAMPETER TOWNSHIP, LANCASTER COUNTY, PEN
ATTN: ACCOUNTS PAYABLE
ATTN: KEVIN HOSTETTER
2250 OLD PHILADELPHIA PIKE
LANCASTER PA 17602-3417



INVOICE SUMMARY

Payment

03/03/2021

\$34,017.08

\$34,017.08

SEW CAMERA
FINAL PAYMENT

BOS Approved @ 02/01/2021

Signature 1:

IMPORTANT MESSAGES

Signature 2:

We appreciate your business.

PLEASE DETACH LOWER PORTION AND RETURN WITH THE ENCLOSED ENVELOPE.

INVOICE DATE	INVOICE NUMBER	DUE DATE	TOTAL AMOUNT DUE
01/17/2021	519623	03/03/2021	\$34,017.08

AMOUNT ENCLOSED

EAST LAMPETER TOWNSHIP, LANCASTER COUNTY, PEN
ATTN: ACCOUNTS PAYABLE
ATTN: KEVIN HOSTETTER
2250 OLD PHILADELPHIA PIKE
LANCASTER PA 17602-3417

HUNTINGTON PUBLIC CAPITAL CORP
MUNICIPAL FINANCE
P O BOX 701096
CINCINNATI OH 45270-1096

000051962300034017080



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- [Flexible Batch Form](#)
[Wire Purchase Notify](#)
Redemptions
Initiate ACH Redemption
- [Single Entry Form](#)
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- [Flexible Batch Form](#)
[Initiate Wire Redemption](#)
Transfers
[Transfer](#)
[Exchange](#)
[Participant to Participant](#)
Miscellaneous
[Stop Payment Request](#)
[Pending Trans Manager](#)

Transactions - Transaction Complete

Please print this page for your records.

The reference number for this transaction is: 3233786

Transaction Type	ACH Redemption
Entry Date	1/26/2021
Transaction Date	1/27/2021
Account	[REDACTED] - GENERAL FUND
Investment Type	PLGIT-Class
ACH Instruction	UMB Bank [REDACTED]
Amount	\$1,206.04

BOS Approved @ 02/01/2021

Signature 1: [Signature]

Signature 2: [Signature]

UMB Bank
NON UNIT Per
PR# 2

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Wire Purchase Notify

Redemptions

Initiate ACH Redemption

- [Single Entry Form](#)

- [Multi-entry Form](#)

- [Flexible Batch Form](#)

Initiate Wire Redemption

Transfers

Transfer

Exchange

Participant to Participant

Miscellaneous

Stop Payment Request

Pending Trans Manager

Transactions - Transaction Complete

Please print this page for your records.

The reference number for this transaction is: 3233787

Transaction Type	ACH Redemption
Entry Date	1/26/2021
Transaction Date	1/27/2021
Account	[REDACTED] - GENERAL FUND
Investment Type	PLGIT-Class
ACH Instruction	UMB Bank - [REDACTED]
Amount	\$7,815.00

BOS Approved @ 02/01/2021

Signature 1:

Signature 2:

UMB BANK
POLPEN
PR# 2

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