

August 2, 2021

The East Lampeter Township Board of Supervisors met on Monday, August 2, 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 Vice Chairman John Blowers. In addition to Mr. Blowers, supervisors present were: Mr. Ethan Demme & Mr. Glenn Eberly. Chairman Corey Meyer & Mr. Dave Buckwalter were absent. Also, present was Ms. Tara Hitchens, Assistant Township Manager and Alecia Hair, Administrative Assistant.

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.

Also, In attendance:

Matthew Crème of Nicolaus & Hohenadel, representing Ben King  
James Clarkson  
Ken Hornbeck, High Associates  
Tony Seitz, High Associates  
Mark Stanley of McNees Wallace Nurick, representing High Associates  
Claudia Shenk of McNees Wallace Nurick, representing High Associates  
Brad Mowbray, High Associates  
Mark Hackenburg of RGS, representing Quarry View  
Ben King, representing Quarry View  
Lynn Commero, representing LNP via Zoom

#### Public Comment (non-agenda items)

Christopher Scott was in attendance to voice his concern with the lack of service from Eagle Disposal and to find out what the Township was doing about this matter.

#### Public Hearing – BP Zoning District Amendment

Mark Stanley of McNees Wallace Nurick representing High Properties was in attendance to discuss the BP Zoning District Amendment for multi-family. Recommendations of approval from Lancaster County Planning Department and East Lampeter Planning Commission have been obtained. The change will facilitate continued development of Greenfield to be multi use informal discussions with Board of Supervisors and Planning Commission. Planning Commission stated support of multi-family increase over manufactured dwelling. Over the last few months, the applicant has worked with Township staff on drafts which have culminated to this amendment. One topic that the Board of Supervisors noted during informal discussions was that the Conestoga Valley School District should be provided insight into this amendment and so the applicant met with representatives of the school district last week to do so. CVSD representatives were appreciative. The number of multi-family units was developed through the total number of acres subtracting 40% as Supervisor Demme suggested during the informal discussions, subtracting 25% for right of way, utilities, and stormwater and applying a density range of 7 to 15 dwelling units per acre.

#### **Proposed**

- Remove min lot size

- Minimum 7.5 units/acre, Maximum 15 units/acre
- Encourages higher density by petitioner
- Increases cap on multi-family from 775 to 3700 total unit within BP Zone
- Separation distances between multi-family buildings removed as this is governed by the requirements within the UCC
- Key component that proposed units must be in close proximity to greenways, trails, walkways

Vice Chairman Blowers thanked Mr. Stanley for his explanation of numbers. Results of all discussions since 2013 have allowed great strides in working together with a tremendous business owner here in the Township. It is encouraging to hear positive CVSD response.

Mr. Eberly made a motion to approve the BP Zoning District Amendment. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

### **Ordinance 352**

#### Consent Agenda

- a. Approval of the Minutes of the Monday, July 19, 2021 Regular Meeting
- b. Approval to pay invoices from all funds: Total \$250,767.54

Vice Chairman Blowers presented the bills to be paid from various funds for the total amount of \$250,767.54. He mentioned the large payment amount of \$16,211.16 to Lancaster Area Sewer Authority for sewer billing for 588 EDU's, \$15,756.00 to Aquaflow Pump and Supply for Omnibore Grinder Relay Kit for Fertility Pump #2, \$14,656.55 to Town Planning Partners as the final payment for the Bridgeport Cross Study, \$13,555.00 to McMahon Associated for engineering associated with Route 30 Streetscape Improvements, \$9,570.35 to PP&L Electric Utility for electric service, \$6,784.20 to Alpha Space Control for 2021 traffic line painting, \$6,331.65 to Highway Materials Inc. for asphalt material, \$5,626.97 to LCTCB Real Estate Tax Group for Gibbons Park and Nolt Mill properties and \$4,723.50 to Evoqua Water Technologies for 1,675 Gal. bioxide for sewage odor control.

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

Mr. Demme requested that in response to Act 65 that in the future approval of the agenda should be included as part of the consent agenda for the evening's meeting.

#### Old Business

None

#### New Business

- a. Discussion re possible amended conditional use for 2601/2603 Lincoln Highway East – Quarryview Construction

Matt Crème, Ben King and Mark Hackenburg were in attendance to discuss possible amended conditional use for 2601/2603 Lincoln Highway East-Quarryview Construction.

Mr. Crème stated that they are in the process of working through the conditions imposed through the conditional use approval which will lead to a land development plan submission, but before submitting engineering for the land development plan application they need to settle on the layout for the site. Mr. Crème mentioned that Mr. Hackenburg will layout the plan that was presented as a part of the conditional use procedure.

Vice Chairman Blower asked if the Board was comfortable with hearing the presentation of the existing use and the proposed. Mr. Eberly wanted to know what exactly are they hearing because this is not a public hearing. Mr. Crème stated that the presentation is because they need to know if changes are material enough for a new conditional use.

Mr Hackenburg went through the general layout of the site as noted during the conditional use hearing. Mr. Hackenburg also noted that in further determining use and conditions imposed, the bank barn must be used for storage. In order to do that and to accommodate that there not be access overhead doors fronting on Route 30 on the proposed tobacco barn, an easement swap with the northern adjoining landowner is necessary and would be used for access. This will also allow for there not be shadow on the crops and for the farm to have better planting rows.

Mr. Hackenburg then presented the plans to go over with the Board. After the presentation there was some discussion amongst the Board, Ms. Hitchens, Mr. Crème, Mr. Hackenburg and Mr. King.

No action needed to be taken as the Board members present agreed that there were no substantial changes to the use and the easement swap was for access only. Thus, the applicant can proceed with submission of a land development plan.

#### Action Items

##### a. Adoption of the Bridgeport Crossroads Study

Ms. Hitchens stated that she has received the final study and asked the Board to adopt the study. Ms. Hitchens is hopeful that the other partner municipalities will also adopt the study.

Mr. Eberly made a motion approve the adoption of the Bridgeport Crossroads Study. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

##### b. Authorize Township Staff to distribute Conestoga Valley Park and Recreation Plan and Bridgeport Crossroads study to planning partners for adoption as part of the regional comprehensive plans that East Lampeter Township is party to.

Mr. Demme made a motion to Authorize Township Staff to distribute Conestoga Valley Park and Recreation Plan and Bridge port to Planning partners for adoption as part of comprehensive plan. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

#### Manager's Report:

##### a. MS4 Report

Ms. Hitchens stated that there are a number of PRP Projects that are moving forward. The HACC project will have a zoom meeting set up in the near future to start that project up again. This was put on hold during the pandemic due to there being no access to the HACC site. Township staff is working with High on a

potential project in the Business Park and staff is also working on the design of Greenfield and Eastland. Ms. Hitchens stated that the Township did receive the report from F&M in regards to the dams along Mill Creek. Township staff is evaluating how much sediment they can remove from those dams if those dams were to be breached and working on setting up a meeting with DEP and Lancaster Clean Water Partners to come to an agreement as to how much credit the Township would get should they move forward with the project.

#### Adjournment

A motion was made by Mr. Demme and seconded by Mr. Eberly to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, August 16, 2021 beginning at 7:30 pm.

Respectfully submitted,  
Tara Hitchens  
Assistant Township Manager

EAST LAMPETER TOWNSHIP  
Board of Supervisor's Meeting \_ APPROVALS

2250 Old Philadelphia Pike, Lancaster PA 17602  
(717) 393-1567, FAX (717-393-4609

August 2, 2021

BPs#68645 - 68688 \_ \$60,750.27  
Cks#68689 - 68698 \_ \$49,662.51  
Highway Aid#685 \_ \$6,784.20

Improvement Guarantees  
Ck#1091 \_ Full Release \_ #2019-13 \_ \$17,203.14

AFSCME/GFPigitToWellsFargoac [REDACTED] 1/PRs11-12 \_ \$303.74

GreatAmerica/Inv#29766463/ACHdFromMT# [REDACTED] \_ \$333.40

H.S.AEEContrib/AutoWDMT# [REDACTED]  
PR#15 \_ \$3,771.00

HSA/AdminFees//AutoWDMT# [REDACTED]  
July 2021 - \$174.20

IICMed/Den/ClaimsDeposits/ACHdGFPigit# [REDACTED] ToJShore# [REDACTED] August'21 \_ \$96,559.75

ICMA-EE Contrib ACHd to ICMA from Plgit# [REDACTED]  
PR#15 \_ \$4,856.29

ACHdToMorganStanleyCustodial-UMBBank/PRPensionDeductions:  
Non Unif: PR#15 \_ \$1,283.81 / Police: PR#15 \_ \$6,887.17

OneAmerica/Life,LTD/AutoWDMT [REDACTED] July,2021 \_ \$1,705.38

PreauthACHWD/MT#19191/UGI accounts:

a/c [REDACTED] \_ due 07/14/21 \_ \$24.84  
a/c [REDACTED] \_ due 07/14/21 \_ \$23.31  
a/c [REDACTED] \_ due 07/15/21 \_ \$87.29  
a/c [REDACTED] \_ due 07/14/21 \_ \$323.38  
a/c [REDACTED] \_ due 06/30/21 \_ \$33.86

Grand Total: \$250,767.54

SIGNATURE 1:



SIGNATURE 2:


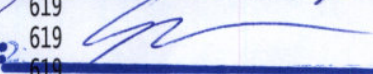


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Range of Checking Accts: GENERAL to GENERAL      Range of Check Ids: 68645 to 68688  
Report Type: All Checks      Report Format: Super Condensed      Check Type: Computer: Y      Manual: Y      Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
68645	08/02/21	AJPOW005 A & J POWER EQUIPMENT	101.85		619
68646	08/02/21	ALLEN005 ALLEN S. BLANK	140.00		619
68647	08/02/21	AQUAF005 AQUAFLOW PUMP & SUPPLY CO	15,756.00		619
68648	08/02/21	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	109.00		619
68649	08/02/21	ATLAN005 ATLANTIC TACTICAL INC	50.93		619
68650	08/02/21	CAPIT005 CAPITAL ELECTRIC	53.25		619
68651	08/02/21	CARTE005 CARTER LUMBER	47.44		619
68652	08/02/21	CODEA005 CODE ADMINISTRATORS	250.00		619
68653	08/02/21	COROM005 CORO MEDICAL	811.00		619
68654	08/02/21	DSMAC005 DS MACHINE LLC	288.49		619
68655	08/02/21	ECOMM005 Ecomm Networks, LLC	250.00		619
68656	08/02/21	EMKUT005 E. M. KUTZ INC	217.40		619
68657	08/02/21	EVOQU005 EVOQUA WATER TECHNOLOGIES LLC	4,723.50		619
68658	08/02/21	FISHE005 FISHER AUTO PARTS	437.80		619
68659	08/02/21	FRANC010 FRANCO TYP-POSTALIA, INC	165.00		619
68660	08/02/21	GROVE005 GROVE MILLER ENGINEER INC	697.50		619
68661	08/02/21	HERBE005 HERBERT ROWLAND & GRUBIC INC	1,998.50		619
68662	08/02/21	HFTIR005 H & F TIRE SERVICE	150.95		619
68663	08/02/21	HIGHW005 HIGHWAY MATERIALS INC	6,474.95		619
68664	08/02/21	INSIG005 INSIGHT	58.59		619
68665	08/02/21	JCAUT005 J & C Auto	61.65		619
68666	08/02/21	JFCTE005 JFC TEMPS INC	893.30		619
68667	08/02/21	JRKIN005 JR KING EXCAVATING LLC	560.00		619
68668	08/02/21	KONEC005 KONECRANES INC	1,256.00		619
68669	08/02/21	LANCC040 LANC. CO. SOLID WASTE MGMT AUT	410.00		619
68670	08/02/21	LBWAT005 L/B WATER SERVICE INC	109.60		619
68671	08/02/21	LEFFL005 LEFFLER ENERGY	830.16		619
68672	08/02/21	MCAHA005 MCMAHON ASSOCIATES INC	13,555.00		619
68673	08/02/21	METZL005 METZLER MOWER SALES & SERVICE	299.99		619
68674	08/02/21	MICHA015 MICHAEL L ABEL	450.00		619
68675	08/02/21	MILLE005 MILLER&SONS SALT/WATERCOND INC	484.78		619
68676	08/02/21	MORGA015 MorganHallgrenCrosswell&KanePC	2,055.54		619
68677	08/02/21	MTROY005 MT. ROYAL	206.00		619
68678	08/02/21	NEWHO015 NEW HOLLAND AUTOCARE	134.20		619
68679	08/02/21	PENNS030 PENNSYLVANIA ONE CALL SYSTEM	376.32		619
68680	08/02/21	RHOND005 RHONDA A. ADAMS RMR CMRS	125.00		619
68681	08/02/21	RSHOL005 R. S. HOLLINGER & SONS INC	113.47		619
68682	08/02/21	SLAYM005 SLAYMAKER ELECTRIC MOTOR SUPPLY	314.82		619
68683	08/02/21	STATE005 STATE WORKER'S INSURANCE FUND	2,596.00		619
68684	08/02/21	SUMMI005 SUMMIT TECH CONSULT GRP LLC	619.09		619
68685	08/02/21	TELCO005 TELCO INC	1,030.50		619
68686	08/02/21	TONYS005 TONY'S TRUCK & TRAILER REPAIR	519.62		619
68687	08/02/21	ZIMME010 ZIMMERMAN'S HDWR & VARIETY INC	35.93		619
68688	08/02/21	ZIMME015 ZIMMERMAN PIPE LLC	931.15		619

**BOS Approved @ 8-2-21**  
**Signature 1:**   
**Signature 2:** 

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	44	0	60,750.27	0.00
Direct Deposit:	0	0	0.00	0.00
<b>Total:</b>	<b>44</b>	<b>0</b>	<b>60,750.27</b>	<b>0.00</b>