

January 17, 2022

The East Lampeter Township Board of Supervisors met on Monday, January 17, 2022 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 John Blowers. In addition to Mr. Blowers, Supervisors present were: Corey Meyer, Ethan Demme via Zoom, Mike Thornton via Zoom and Roger Rutt. Also, present was Ralph Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager and Stephanie Leakway

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:

Lynn Commero, representing LNP via Zoom
Ken Johnson, representing Conestoga Valley S.D.
Todd Kurl, RGS Associates representing Green Leaf Plants
Steve Gribble, representing Ronks Fire Co.
Dough Immel, representing ELTPD
Ryan Wiegand, representing ELTPD
Mark Manley, representing ELTPD
Mark Hackenburg, RGS Associates representing Quarry View Shop
Ben King, BSK Realty
Brian Cloonan, representing ELTPD
Doug & Bethany Jaquith, representing ELTPD
Jake Kreiger, RGS Associates representing Quarry View Shop
Porter Stevens, representing LCPD
Adam Whalen, K & W Engineering representing CVSD

Public Comment (non-agenda items)

There were no public comments.

Swearing in new Police Officers

Brook Strubel and Genna Koser were sworn in as East Lampeter Township Police officers.

Commendation for Outstanding Police Work – Chief Zerbe

Officer Ryan Wiegand was presented a commendation for Outstanding Police Work by Chief Zerbe.

Recognition for Life Saving Actions – Chief Zerbe

Postponed for a future meeting.

Reappointment of township Representative to Emergency Services Committee Susan Yoder, Term ending 12/31/23

Mr. Thornton made a motion to Reappoint Susan Yoder as Township Representative to Emergency Services Committee term ending 12/31/23. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

Consent Agenda

- a. Approval of the January 17, 2022 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, January 3, 2022 Regular Meeting
- c. Approval to pay invoices from all funds: Total - \$461,118.03

Mr. Blowers presented the bills to be paid from various funds for the total amount of \$461,118.03. He mentioned the payment amount of \$238,258.32 to City of Lancaster for quarterly sewer flow charges and \$9,715 to Watchguard Inc. for license plate reader equipment.

Mr. Meyer made a motion to approve the consent agenda as presented by Chairman Blowers. Mr. Rutt seconded the motion and it was passed by unanimous roll call vote.

Old Business

None

New Business

- a. CV Elementary School Waiver of Land Development & Stormwater Management Plan #21-26: 455 Mt. Sidney Road:

Mr. Adam Whalen of K & W Engineers was in attendance representing Conestoga Valley School District. He Stated the Conestoga Valley is now able to renovate the existing Gerald Houston Middle school to accommodate the new Smoketown Elementary school. The renovation involves the addition of a 140 square foot vestibule to the existing school building. The Township Planning Commission has recommended approval of the request for waiver of land development plan requirements subject to the approval of Stormwater management plan. Township staff recommends approval of the stormwater management plan subject to the Township Engineer's review comments.

Mr. Meyer made a motion to approve CV Elementary School Waiver of Land Development & Stormwater management Plan #21-26: 455 Mt. Sidney Road based on the January 17, 2022 David Miller/Associates letter and cost opinion by application for David Miller/Associates review. Mr. Rutt seconded the motion and it was passed by unanimous roll call vote.

- b. Quarry View Building Group Land Development Plan #21-27: 2603 Lincoln Highway:

Mr. Mark Hackensburg of RGS Associates was in attendance representing Quarry View Building Group. He mentioned that Mr. Ben King of BSK Realty received a conditional use approval in April 2021 for a Land Development Plan. Mr. King negotiated easement areas with the neighboring property, 2.5 acres shall remain active by Agriculture and no outdoor storage. Planning Commission recommended conditional approval last week; Mark went through the waivers/ modification requests; PC felt deferral of road improvements should be deferred rather than waived with a deferral agreement. After discussion, there was a general consensus that a deferral would be more fitting for this area of Route 30.

Mr. Hackenburg requested that the applicant not be charged park/rec fee in lieu because in the Agricultural zoning district. Mr. Blowers noted that the primary use of the property is not agricultural and thus the site should be subject to the fees but that only the area of the commercial use should be used to calculate those fees.

Mr. Hackenburg continued through the waivers, modification requests with discussion. Mr. Hackenburg noted that Mr. King would like to operate a farm stand on the property as well as the other uses that were approved through the conditional use process given that there is now an issue with the easement with the adjoining landowner and clean and green requirements. Mr. Meyer noted that this should have been discovered during due diligence and provided through the conditional use process as this is a material change to the conditional use. There was discussion between the applicant and the Board resulting in the applicant requesting that action on the item be tabled to the next meeting of the Board of Supervisors.

c. Green Leaf Land Development Plan #21-30: 2369 Old Philadelphia Pike:

Todd Kurl with RGS Associates presented the plan for new greenhouses and infill greenhouses to include stormwater maintenance and new stormwater facilities to meet requirements for the new greenhouses. Landscaping would be addressed.

Discussion regarding open comments and waivers took place.

Mr. Meyer made a motion to approve Green Leaf Land Development Plan #21-30: 2369 Old Philadelphia Pike conditioned to the David Miller/Associates Review letter dated January 22, 2022 and the Lancaster County Planning Department comment letter dated December 6, 2021. Mr. Rutt seconded the motion and it was passed by unanimous roll call vote.

Mr. Hutchison noted that East Lampeter Township staff would like to discuss the possibility of retrofitting the basins on the site for MS4 credits and that staff will reach out to the applicant.

d. Time Extension for Township Action – Plan #21-32: 1782 Lincoln Highway:

Mr. Meyer made a motion to approve the Time Extension for 1728 Lincoln Highway East for Township Action. Mr. Thornton seconded the motion and it was passed by unanimous roll call vote.

e. Time Extension for Township Action _ Plan #21-33: 419 Mt. Sidney Road:

Mr. Meyer made a motion to approve the Time Extension for 419 Mount Sidney Road for Township Action. Mr. Demme seconded the motion and it was passed by unanimous roll call vote.

Action Items

a. Resolution re Police Forfeiture Fund (04) for additional 2022 appropriation

Mr. Meyer made a motion to approve the Resolution re Police Forfeiture Fund (04) for additional 2022 appropriation. Mr. Demme seconded the motion and it was passed by unanimous roll call vote.

Resolution 2022-04

b. 2021 Planning Commission Annual Report

The Board received copies of the 2021 Planning Commission Annual Reports. No Action needed to be taken. The Board of Supervisors acknowledge receipt of the report and thanked the Planning Commission and staff for providing such in a timely manner.

Manager's Report

a. Lincoln Highway Streetscape Plan Implementation:

Mr. Hutchison stated that Township staff continues to work with its engineering consultant, PADOT and others as they move to construct recommended improvements in the corrido. PADOT informed Township staff that the Western gateway project will be extended east to the intersection of Harvest Road and LMS driveway.

Mr. Hutchison noted that the Rockvale Trail portion of the Lincoln Highway Streetscape plan implementation had been moving forward until the overlay district was developed and then East Lampeter staff held off waiting on the master plan for the site. Given that time has lapsed and no master plan has been received, the project must continue to move forward. Conversations will be held with the property owner to ensure this is possible.

b. Walnut Street Extension / Lancaster Heritage Pathway:

Mr. Hutchison Stated that Township staff continues to work with High and PADOT on this project.

c. ARPA Regulations:

Mr. Hutchison stated that Final rule out with allowance for replacement revenue at \$10 million and he has asked for department heads to provide list of options.

d. Township Auditor:

Mr. Hutchison stated that after the Board's January 3, 2022 meeting. He asked Kevin to find out when the current principal at Maher Dussel was assigned to the Township Audit. He learned that the current principal has completed the audit the last 3 years and that a different partner completed earlier audits. After a brief discussion, Mr. Hutchison stated staff will come back to the board with policy regarding such.

Mr. Blowers announced that an executive session will be held after the meeting to discuss a personnel issue.

Adjournment

A motion was made by Mr. Meyer and seconded by Mr. Thornton to adjourn the meeting at 9:00 pm. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, February 14, 2022 beginning at 7:30 pm.

Respectfully submitted,
Ralph Hutchison
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
January 17, 2022

BPs#69280-69348 _ \$338,767.68
Checks#69349-69355 _ \$73,970.26

Highway Aid Fund
Ck#692 \$7,507.11

AFSCME/EE Deductions/PRs24-26/Dec'21 _ \$425.85

HSA/AdminFees/Inv#A21122741511/Dec'21 _ \$174.20

ICMA-EE Contrib ACHd to ICMA from Plgit#
PR#01 _ \$5,055.90

ACHdToMorganStanleyCustodial-UMBBank/PRPensionDeductions:
Non Unif: PR#01 _ \$1,282.64 / Police: PR#01 _ \$7,346.48

MurrayIns/Inv47210/ACHdGFPlgitToMurray# /Cyber _ \$10,485.83

NVA/vision/Inv#5073378/ACHdGFPlgitToJPMorgan# _ \$1,543.25

PPL/GFSTLight,ac#90401- AsOf12/30/21AutoWDFromMT# _ \$2,283.72
PPL/StLightFnd,ac#90201- AsOf12/30/21AutoWDFromMT# _ \$6,863.33

PreauthACHWD/MT# /UGI accounts:

a/c _ due01/13/22 _ \$26.41
a/c _ due01/14/22 _ \$2,121.59
a/c _ due01/13/22 _ \$27.39
a/c _ due01/14/22 _ \$3,149.41
a/c _ due01/01/22 _ \$86.98

Grand Total: \$461,118.03

SIGNATURE 1:

SIGNATURE 2:

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338,767.68 +
73,970.26 +
7,507.11 +
425.85 +
174.20 +
5,055.90 +
1,282.64 +
7,346.48 +
10,485.83 +
1,543.25 +
2,283.72 +
6,863.33 +
26.41 +
2,121.59 +
27.39 +
3,149.41 +
86.98 +
461,118.03 *

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 69280 to 69348
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
69280	01/17/22	AJPOW005 A & J POWER EQUIPMENT	35.96		661
69281	01/17/22	ALLEG005 ALLEGRA PRINT & IMAGING INC	70.35		661
69282	01/17/22	AMAZO005 AMAZON.COM	69.99		661
69283	01/17/22	ASSOC005 ASSOC. FOR PA MUNICIPAL MGMT	165.00		661
69284	01/17/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	01/17/22 VOID	0
69285	01/17/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	01/17/22 VOID	0
69286	01/17/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	4,740.00		661
69287	01/17/22	BFMCI005 BFMC, INC	813.58		661
69288	01/17/22	BLAKI010 BLAKINGER THOMAS PC	8,774.66		661
69289	01/17/22	BMOYE005 B. MOYER RADIO	1,298.17		661
69290	01/17/22	CDBPM005 CAMPBELL DURRANT, P.C.	1,755.00		661
69291	01/17/22	CDWGO005 CDW GOVERNMENT INC	18.18		661
69292	01/17/22	CHAPM005 WOLF MOTOR CO.	124.50		661
69293	01/17/22	CITYO010 CITY OF LANCASTER	238,258.32		661
69294	01/17/22	CODEA005 CODE ADMINISTRATORS	600.00		661
69295	01/17/22	COHEN005 COHEN LAW GROUP	1,300.00		661
69296	01/17/22	CRIME005 CRIMEWATCH TECHNOLOGIES	3,137.00		661
69297	01/17/22	DAVID005 DAVID MILLER ASSOCIATES INC	0.00	01/17/22 VOID	0
69298	01/17/22	DAVID005 DAVID MILLER ASSOCIATES INC	18,941.42		661
69299	01/17/22	EAGLE005 EAGLE DISPOSAL OF PA INC	558.60		661
69300	01/17/22	EAWSE005 EAW SECURITY	1,435.49		661
69301	01/17/22	FISHE005 FISHER AUTO PARTS	146.50		661
69302	01/17/22	FREIG005 FREIGHTLINER OF LANCASTER	17.48		661
69303	01/17/22	GRAHA005 GRAHAM'S FYR-FYTER	93.50		661
69304	01/17/22	HERBE005 HERBERT ROWLAND & GRUBIC INC	994.00		661
69305	01/17/22	HILLY005 HILLYARD	179.38		661
69306	01/17/22	HLWIK005 H. L. WIKER & SONS INC	1,035.00		661
69307	01/17/22	JFCTE005 JFC TEMPS INC	4,541.07		661
69308	01/17/22	KIMBA005 KIMBALL MIDWEST	142.08		661
69309	01/17/22	KIRBY005 KIRBY HANNAH	1,701.39		661
69310	01/17/22	LANCA030 LANCASTER INTER-MUNICIPAL COMM	350.00		661
69311	01/17/22	LANCA040 LANCASTER TROPHY HOUSE	14.50		661
69312	01/17/22	LANCA075 LANCASTER COUNTY PSTC	2,210.00		661
69313	01/17/22	LANCA115 Lancaster Bar Association	150.00		661
69314	01/17/22	LANCA120 LANCASTER CHAMBER	825.00		661
69315	01/17/22	LANCN005 LNP MEDIA GROUP	1,647.36		661
69316	01/17/22	LEFFL005 LEFFLER ENERGY	994.94		661
69317	01/17/22	LOWES005 LOWES	121.66		661
69318	01/17/22	MARVI005 MARVIN STONER	100.00		661
69319	01/17/22	MELSH005 MEL'S HEATER SERVICE LLC	105.00		661
69320	01/17/22	MICHA015 MICHAEL L ABEL	450.00		661
69321	01/17/22	MICRO010 MicroSpring Commerce Corp	780.00		661
69322	01/17/22	MORGA015 MorganHallgrenCrosswell&KanePC	1,067.35		661
69323	01/17/22	PACHI005 PA CHIEFS OF POLICE ASSOC.	6,750.00		661
69324	01/17/22	PAEC005 PA Recreation and Park Society	120.00		661
69325	01/17/22	PENNS010 THE PENN STATE UNIVERSITY	499.00		661
69326	01/17/22	PENNS025 PENNSYLVANIA MUNICIPAL LEAGUE	2,636.16		661
69327	01/17/22	PENNS030 PENNSYLVANIA ONE CALL SYSTEM	282.39		661
69328	01/17/22	PERSO005 PERSONALIZED COMM. CLEANING	1,497.00		661
69329	01/17/22	PUBLI015 PUBLIC SAFETY ASSESSMENTS INC	500.00		661
69330	01/17/22	REDXW005 REDX WEB DESIGN LLC	165.00		661

January 13, 2022
02:09 PM

East Lampeter Township
Check Register By Check Id

Page No: 2

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
69331	01/17/22	SAFEG005 SAFEGUARD BUSINESS SYSTEM INC	211.49		661
69332	01/17/22	SCREE005 SCREENCONNECT SOFTWARE, LLC	3,528.00		661
69333	01/17/22	SERVI005 SERVICE SUPPLY CORPORATION	304.99		661
69334	01/17/22	STEFF005 STEFFY'S GARAGE INC	0.00	01/17/22 VOID	0
69335	01/17/22	STEFF005 STEFFY'S GARAGE INC	4,425.74		661
69336	01/17/22	SUMMI005 SUMMIT TECH. CONSULTING GROUP	678.43		661
69337	01/17/22	TELCO005 TELCO INC	3,465.00		661
69338	01/17/22	TONYS005 TONY'S TRUCK & TRAILER REPAIR	15.88		661
69339	01/17/22	TRANS005 TransUnionRisk/AltDataSol.Inc	103.10		661
69340	01/17/22	TRIDI005 TRI-DIM FILTER CORP	536.48		661
69341	01/17/22	TWTRA005 T&W TRAFFIC CONTROL	434.00		661
69342	01/17/22	ULINE005 ULINE	431.69		661
69343	01/17/22	WATCH005 WATCHGUARD VIDEO	9,715.00		661
69344	01/17/22	WATER010 WATER TREATMENT BY DESIGN	710.00		661
69345	01/17/22	WEAVE015 WEAVER ASSOCIATES, INC	417.00		661
69346	01/17/22	WINDS005 WINDSTREAM	722.80		661
69347	01/17/22	YCG00005 YCG	491.00		661
69348	01/17/22	YORGE005 YORGEYS FINE CLEANING INC	365.10		661

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	65	4	338,767.68	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	65	4	338,767.68	0.00

BOS Approved @

Signature 1:

Signature 2: