

February 14, 2022

The East Lampeter Township Board of Supervisors met on Monday, February 14, 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 Ethan Demme via Zoom, Mike Thornton via Zoom and Roger Rutt. Mr. Corey Meyer was absent. Also, present was Ralph Hutchison, Township Manager and Ms. Tara Hitchens, Assistant Township Manager

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  
Jake Krieger of RGS via Zoom  
Ed Hollinger, representing Leisure Living  
Brian Hollinger, representing Leisure Living  
Todd M. Shoaf, of Pioneer Management for Leisure Living  
David Keens, representing Lafayette Fire Co.  
Chad Snader, representing ELTPD  
Blake Wahlberg, representing ELTPD  
Mark Hackenburg of RGS Associates, representing Quarry View Shop  
Ben King of BSK Real Estate, representing Quarry View Shop

Public Comment (non-agenda items)

There were no public comments.

Swearing in new Police Officers – Chief Zerbe

Chief Zerbe introduced Mr. Nicholas J. Zollner to be sworn in as a new Police Officer of East Lampeter Township Police Department. Chairman Blowers administered the oath of office.

Recognition for Life Savings Actions – Chief Zerbe

Officer Blake Wahlberg and Chad Snader were Recognized by Chief Zerbe for the Life Saving Actions.

Lafayette Fire Co. 2021 Annual Report – Chief Keens

Chief Keens was in attendance to present the 2021 Annual Report for Lafayette Fire Co.

Consent Agenda

- a. Approval of the February 14, 2022 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, January 17, 2022 Regular Meeting
- c. Approval of the Minutes of the Saturday, February 5, 2022 Special Meeting
- d. Approval to pay invoices from all funds: Total - \$820,127.56

Mr. Blowers presented the bills to be paid from various funds for the total amount of \$820,127.56. He

mentioned the payment amounts of \$200,196.20 to the City of Lancaster for sewer treatment charges, \$24,065.00 to McMahon Associates for Lincoln Highway streetscape projects design services, \$19,389.22 to 10-8 Emergency Vehicle Service for police vehicles fit outs, \$12,519.86 to American Rock Salt Co. for road salt, and \$8,551.53 to KOMPAN, Inc. for playground equipment.

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

#### Old Business

a. Request to Reduce Financial Security: Carriage Machine – 250 Maple Avenue

Chairman Blowers stated that the Township Engineer has observed the improvements and the Board has been presented with a letter from the Township engineer which provides several items that need to be corrected or reviewed. The Township engineer recommends reducing the improvement guarantee by \$7480.95 leaving a remaining balance of \$5,000.00.

Mr. Demme made a motion to approve the Request to Reduce Financial Security: Carriage Machine – 250 Maple Ave. with a remaining balance of \$5,000.00. Mr. Thornton seconded the motion and it was passed by unanimous voice vote.

b. Request to Reduce Financial Security: High Steel – 144 Greenfield Road

Chairman Blowers stated that the Board in receipt of a review letter from David Miller Associates regarding the stormwater management plan. The current account balance is \$12,571.35. The Township engineering is recommending reducing it by \$8,283.85 leaving a remaining balance of \$4,287.50.

Mr. Rutt made a motion to approve the Request to Reduce Financial Security: High Steel – 144 Greenfield Road with a remaining balance of \$4,287.50. Mr. Thornton seconded the motion and it was passed by unanimous voice vote.

c. Steudler Land Development Plan #21-25 – Time Extension for Township action

Mr. Rutt made a motion to approve Steudler Land Development Plan #21-25 – Time Extension for Township action to May 10, 2022. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

d. Quarry View Land Development Plan #21-27: 2603 Lincoln Highway

Mr. Mark Hackenburg of RGS Associates and Mr. Ben King of Quarry View Shops were in attendance. Mr. Hackenburg stated this plan was tabled at the last meeting and since then some modifications have been made to the plan, including removal of the farm stand. This is a 5.143 acre site which they have previously been in front of the Board of Supervisors to receive conditional use under the historic overlay provisions of the Zoning Ordinance. He mentioned that this is in the agricultural zoning district and what Mr. King is proposing is the construction of the contractor shop on the property and also certain addition between the historic farmhouse and the in-law quarters building that would facilitate his operation and his commercial construction offices. Mr. Hackenburg went through the waivers and modifications individually with the Board.

After some discussion:

Mr. Demme made a motion to conditionally approve Quarry View Land Development Plan #21-27: 2603 Lincoln Highway based on the February 8, 2022 review letter of David Miller Associates granting the waivers and modifications as noted on the review letter, requiring a deferral agreement to be recorded for the frontage improvements of the property, and with payment of a park/rec/open space fee in lieu of \$6,994 for the 2.5 acres that's to be used as a commercial use. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

Mr. Demme commended Mr. King for a fantastic project and continuing to jump through hoops to get the project moving forward.

#### New Business

a. ECHO Agreement Termination: 2149 Colleen's Way

Mr. Demme made a motion to approve ECHO Agreement Termination: 2149 Colleen's Way. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

b. Sundance Car Wash Land Development Plan #21-28: 1728 Lincoln Highway

Mr. Todd Shoaf of Pioneer Management and Messieurs Ed and Brian Hollinger of Leisure Living were present to represent the proposed land development plan. Mr. Shoaf indicated that the property is approximately 0.7 acres with an existing car wash with six bays and nine vacuum canisters at the intersection of Lincoln Highway East and Tennyson Avenue. The existing 3,000 square foot building and six vehicular access points will be replaced with a 5,000 square foot building and three vehicular access points all along Tennyson Avenue. A water reclamation system will be installed and there will be a change in the types of wash bays that will be available with three drive through and three self-serve and the closure of all vehicular access points along Lincoln Highway East. Further, curb and sidewalk will be installed along Lincoln Highway East and Tennyson Avenue. At this moment, the applicant is waiting on the most recent review from HRG for sewer improvement costs to be added to the stormwater costs to establish an improvement guarantee for the project and they are waiting on PennDOT approvals. There will be an attendant at the site for 3-4 hours daily. This new building will be similar to the one that was constructed in the Leola area.

Mr. Thornton made a motion to conditionally approve Sundance Car Wash Land Development Plan #21-28: 1728 Lincoln Highway with waivers and modifications as noted in the Township engineer review letter dated January 27, 2022, the remainder of the Township engineer review letter comments being met, and the Township Planning Commission's review comments of the plan.

c. Acknowledge submission of Zoning Amendment Petition re: Agri Tourism

Chairman Blowers stated that the Board is Acknowledging submission of a Zoning Amendment for Agri-Tourism with a potential public hearing April 18: 2022 at 6:30 pm, which will need to be confirmed with the applicant.

#### Action Items

a. Appointment to fill vacancy: Emergency Services committee, Witmer Fire Co. Citizen Representative – Mr. Chad Englerth

Mr. Rutt made a motion to approve appointment to fill vacancy: Emergency Services Committee, Witmer Fire Co. Citizen Representative – Mr. Chad Englerth term ending 12/31/2022. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

b. Approve Fire Service Activities list for 2022

Mr. Demme made a motion to Approve Fire Service Activities list for 2022. Mr. Thornton seconded the motion and it was passed unanimous voice vote.

c. Request to Authorize C2P2 Grant application preparation – Rockvale Trail

Chairman Blowers stated that Township staff recommends that the Board Authorize the C2P2 Grant application preparation by McMahon and funds be directed to this submission.

Mr. Thornton made a motion to approve the Request to Authorize C2P2 Grant application preparation – Rockvale Trail. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

d. SLSA Agreement re billing services

Mr. Hutchison stated that 2 ½ years ago the Township entered into the original agreement with SLSA whereby the township would prepare and send out the quarterly billings to their sewer customers and collect those fees from their sewer customers.

Mr. Demme made a motion to approve SLSA Agreement re billing services. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

Manager's Report

a. Central Lancaster COG Suspension of Activity

Mr. Hutchison stated that the Central Lancaster COG which East Lampeter is a member of had talked last year about essentially suspending activity in favor of all the members of that COG also being members of the Lancaster and Municipal Committee COG and so they are all putting more energy into the LIMC efforts and suspending the activities of CLC.

b. LIMC meeting re Trick or Treat

Mr. Hutchison stated there was an extensive discussion last week about Trick or Treat night. The agreement among those present was that Trick or Treat night would be on October 31<sup>st</sup> annually no matter what day of the week it is and without rain dates. A resolution will be prepared for approval to replace the original resolution.

c. Regional Recreation meetings

Mr. Hutchison stated that he and Ms. Hitchens continue to participate in the Regional Recreation meetings that are being held to work on developing a Regional Recreation Entity that would hopefully in the future help to run recreation programs.

Adjournment

A motion was made by Mr. Demme and seconded by Mr. Rutt 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, March 7, 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

February 14, 2022

Between Meetings

Ck#69356 \_ \$10,000.00

BPs#69357-69454 \_ \$235,838.38

Checks#69455-69470 \_ \$286,528.07

Highway Aid Fund

Ck#693-695 \_ \$14,067.25

BMO/MasterCard#4055/AutoWDGFPlgit/thru Dec'21 \_ \$4494.95

Great AmerFinancial/Inv#30927468/PreauthWDMT# [REDACTED] \_ \$431.72

HSA/AdminFees/Inv#A22012746375/Jan'22 \_ \$174.20

2022\_H.S.A./EmployerContrib/MT [REDACTED] \_ \$76,300.00

HSAEEContrib/AutoWDMT# [REDACTED]

PR#01 \_ \$3,573.00

PR#02 \_ \$3,773.00

PR#03 \_ \$3,823.00

ICMA-EE Contrib ACHd to ICMA from Plgit# [REDACTED]

PR#02 \_ \$5,395.74

PR#03 \_ \$5,704.09

IICMed,Den,ClaimsDeposits/ACHdGFPlgit# [REDACTED] ToJShore# [REDACTED] \_ \$107,760.66

ACHdToMorganStanleyCustodial-UMBBank/PRPensionDeductions:

Non Unif: PR#02 \_ \$1,299.67 / Police: PR#02 \_ \$8,050.98

Non Unif: PR#03 \_ \$1,280.88 / Police: PR#03 \_ \$7,367.27

MurrayIns/Inv48535/ACHdGFPlgitToMurray# [REDACTED]/NewAuto \_ \$307.00

NVA#1097/vision/Inv#5073652/ACHdGFPlgitToJPMorgan# [REDACTED] \_ \$246.24

OneAmerica/Life,LTD/Jan'22/PreAuthWDMT# [REDACTED] \_ \$1,924.18

PPL/GFSTLight,ac#90401-[REDACTED]/AsOf01/31/2022AutoWDFFromMT# [REDACTED] \_ \$2,538.63

PPL/StLightFnd,ac#90201-[REDACTED]/AsOf01/31/2022AutoWDFFromMT# [REDACTED] \_ \$7,490.98

PreauthACHWD/MT# [REDACTED]/UGI accounts:

a/c [REDACTED] \_ due01/13/22 \_ \$

a/c [REDACTED] \_ due01/14/22 \_ \$

a/c [REDACTED] \_ due01/13/22 \_ \$

a/c [REDACTED] \_ due01/14/22 \_ \$

a/c [REDACTED] \_ due01/01/22 \_ \$

WEX/fuel purchases/ACHdMT [REDACTED]

Dec'21\_Inv#77316360 \_ \$8,246.65

Jan'22\_Inv#78111851 \_ \$8,511.02

Replenish ELSA/Admin Acct/Plgitac# [REDACTED] \_ \$15,000.00

Grand Total: \$820,127.56

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SIGNATURE 2:

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14,067.25 +  
4,494.95 +  
431.72 +  
174.20 +  
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3,573.00 +  
3,773.00 +  
3,823.00 +  
5,395.74 +  
5,704.09 +  
107,760.66 +  
1,299.67 +  
8,050.98 +  
1,280.88 +  
7,367.27 +  
307.00 +  
246.24 +  
1,924.18 +  
2,538.63 +  
7,490.98 +  
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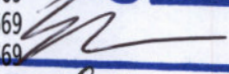
Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 69357 to 69454  
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
69357	02/14/22	108EM005 10-8 EMERGENCY VEHICLE SERVICE	19,389.22		669
69358	02/14/22	AIRGA005 AIRGAS USA, LLC	89.78		669
69359	02/14/22	AJPOW005 A & J POWER EQUIPMENT	448.12		669
69360	02/14/22	ALLEG005 ALLEGRA PRINT & IMAGING INC	150.05		669
69361	02/14/22	ALLEN005 ALLEN S. BLANK	130.00		669
69362	02/14/22	ALLTR005 ALL TRAFFIC SOLUTIONS INC	3,000.00		669
69363	02/14/22	AMAZO005 AMAZON.COM	1,825.88		669
69364	02/14/22	AMERI010 AMERICAN PUBLIC WORKS ASSOC.	740.00		669
69365	02/14/22	AMERI025 AMERICAN PLANNING ASSOCIATION	595.00		669
69366	02/14/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	02/14/22 VOID	0
69367	02/14/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	02/14/22 VOID	0
69368	02/14/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	02/14/22 VOID	0
69369	02/14/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	4,850.00		669
69370	02/14/22	ATLAN005 ATLANTIC TACTICAL INC	1,446.39		669
69371	02/14/22	AXONE005 AXON ENTERPRISE, INC	3,180.40		669
69372	02/14/22	BATTE005 BATTERY WAREHOUSE	16.99		669
69373	02/14/22	BECKE005 BECKER ENGINEERING LLC	489.50		669
69374	02/14/22	BEILE005 BEILER HYDRAULICS INC	43.43		669
69375	02/14/22	BERKS005 BERKSHIRE SYSTEMS GROUP INC	346.00		669
69376	02/14/22	BIRDI010 BIRD IN HAND FARM SUPPLY LLC	168.55		669
69377	02/14/22	BMOYE005 B. MOYER RADIO	1,406.75		669
69378	02/14/22	CAPIT005 CAPITAL ELECTRIC	145.31		669
69379	02/14/22	CARTE005 CARTER LUMBER	34.90		669
69380	02/14/22	CDBPM005 CAMPBELL DURRANT, P.C.	1,040.00		669
69381	02/14/22	CDWGO005 CDW GOVERNMENT INC	227.73		669
69382	02/14/22	CODYC005 CODY COMPUTER SERVICES INC	390.00		669
69383	02/14/22	DAVID005 DAVID MILLER ASSOCIATES INC	0.00	02/14/22 VOID	0
69384	02/14/22	DAVID005 DAVID MILLER ASSOCIATES INC	17,775.90		669
69385	02/14/22	DELLM005 DELL MARKETING LP	13,058.47		669
69386	02/14/22	DSMAC005 DS MACHINE LLC	161.27		669
69387	02/14/22	EAGLE005 EAGLE DISPOSAL OF PA INC	558.60		669
69388	02/14/22	ELSDO005 EL'S DOOR SALES, LLC	272.00		669
69389	02/14/22	EMKUT005 E. M. KUTZ INC	17.40		669
69390	02/14/22	EVOQU005 EVOQUA WATER TECHNOLOGIES LLC	5,140.86		669
69391	02/14/22	FASTE010 FASTENING PRODUCTS LANC. INC	47.18		669
69392	02/14/22	FISHE005 FISHER AUTO PARTS	456.39		669
69393	02/14/22	GLICK005 GLICK FIRE EQUIPMENT CO INC	103.34		669
69394	02/14/22	GLICK010 GLICK-IT LLC	701.65		669
69395	02/14/22	HAJOC005 HAJOCA CORPORATION	150.26		669
69396	02/14/22	HARBO010 HARBOR ENGINEERING, INC	1,361.84		669
69397	02/14/22	HERBE005 HERBERT ROWLAND & GRUBIC INC	1,847.00		669
69398	02/14/22	HFTIR005 H & F TIRE SERVICE	472.04		669
69399	02/14/22	IACP0005 IACP	190.00		669
69400	02/14/22	INSIG005 INSIGHT	9,177.48		669
69401	02/14/22	JFCTE005 JFC TEMPS INC	249.00		669
69402	02/14/22	JOHNR005 JOHN R. LANDIS JR-SNAP ON TOOL	824.30		669
69403	02/14/22	KGCUS005 KG CUSTOMS	1,775.00		669
69404	02/14/22	KIMBA005 KIMBALL MIDWEST	299.83		669
69405	02/14/22	KLUXE005 KLUXEN, NEWCOMER & DREISBACH	30.00		669
69406	02/14/22	KOMPA005 KOMPAN, INC	8,551.53		669
69407	02/14/22	LANCA010 LANCASTER AREA SEWER AUTHORITY	18,228.00		669



Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
69408	02/14/22	LANCA025 LANCASTER GENERAL HEALTH	258.00		669
69409	02/14/22	LANCA045 LANCASTER TRUCK BODIES INC	44.07		669
69410	02/14/22	LANCN005 LNP MEDIA GROUP	2,196.45		669
69411	02/14/22	LEFFL005 LEFFLER ENERGY	3,321.99		669
69412	02/14/22	LEOLA005 ULT MUNICIPAL AUTHORITY	1,397.14		669
69413	02/14/22	LOWES005 LOWES	49.22		669
69414	02/14/22	MARVI005 MARVIN STONER	200.00		669
69415	02/14/22	MCAH005 MCMAHON ASSOCIATES INC	24,065.00		669
69416	02/14/22	MICRO010 MicroSpring Commerce Corp	780.00		669
69417	02/14/22	MIKEM005 MIKE MEDICAL SERVICE CO., LLC	278.91		669
69418	02/14/22	MORGA015 MorganHallgrenCrosswell&KanePC	861.18		669
69419	02/14/22	MOTOR005 MOTOR TECHNOLOGY, INC.	373.70		669
69420	02/14/22	MTROY005 MT. ROYAL	2,889.18		669
69421	02/14/22	NATLM005 NAT'L MEDICAL SERVICES INC	1,100.00		669
69422	02/14/22	NIKOL005 NIKOLAUS & HOHENADEL LLP	247.50		669
69423	02/14/22	OFFIC005 OFFICE BASICS INC	1,064.50		669
69424	02/14/22	OVERH005 OVERHEAD DOOR CO OF LANCASTER	206.70		669
69425	02/14/22	PACHI005 PA CHIEFS OF POLICE ASSOC.	2,239.95		669
69426	02/14/22	PATUR010 PA TURNPIKE TOLL BY PLATE	101.60		669
69427	02/14/22	PENNS030 PENNSYLVANIA ONE CALL SYSTEM	230.68		669
69428	02/14/22	PEQUE005 PEQUEA ALTERNATOR & STARTER	362.72		669
69429	02/14/22	PLAST005 PLASTERER	441.60		669
69430	02/14/22	PUBLI015 PUBLIC SAFETY ASSESSMENTS INC	250.00		669
69431	02/14/22	RONMA005 RON MARTIN SIGNS INC	942.00		669
69432	02/14/22	RWCON005 R/W CONNECTION	99.20		669
69433	02/14/22	SERVI010 SERVICE TIRE TRUCK CENTERS INC	97.80		669
69434	02/14/22	SMUCK005 SMUCKER WELDING SHOP	10.72		669
69435	02/14/22	STEFF005 STEFFY'S GARAGE INC	1,604.76		669
69436	02/14/22	SUMMI005 SUMMIT TECH. CONSULTING GROUP	806.77		669
69437	02/14/22	SUPER005 SUPERIOR PAINT & COLLISION	907.46		669
69438	02/14/22	SUSQU005 SUSQUEHANNA FIRE EQUIPMENT CO	220.00		669
69439	02/14/22	SUSQU010 SUSQUEHANNA MUNICIPAL TRUST	41,820.50		669
69440	02/14/22	TELCO005 TELCO INC	330.00		669
69441	02/14/22	TONYS005 TONY'S TRUCK & TRAILER REPAIR	703.23		669
69442	02/14/22	TRACT005 TractorSupplyCo #XXXXXX133211	143.95		669
69443	02/14/22	TRANS005 TransUnionRisk/AltDataSol.Inc	203.20		669
69444	02/14/22	TWTRA005 T&W TRAFFIC CONTROL	859.50		669
69445	02/14/22	UPPER005 UPPER LEACOCK TOWNSHIP	2,373.07		669
69446	02/14/22	VEGA0005 VEGA Americas, Inc.	7,188.30		669
69447	02/14/22	VERIP005 VERIPIC, INC	4,174.00		669
69448	02/14/22	WATCH005 WATCHGUARD VIDEO	1,708.00		669
69449	02/14/22	WEAVE015 WEAVER ASSOCIATES, INC	3,336.62		669
69450	02/14/22	WINDS005 WINDSTREAM	727.61		669
69451	02/14/22	WITME010 WITMER PUBLIC SAFETY GROUP INC	1,920.00		669
69452	02/14/22	YCG00005 YCG	558.00		669
69453	02/14/22	YORGE005 YORGEYS FINE CLEANING INC	488.10		669
69454	02/14/22	ZIMME010 ZIMMERMAN'S HDWR & VARIETY INC	52.16		669

BOS Approved @ 2-14-22

Signature 1: 

Signature 2: 

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	94	4	235,838.38	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	94	4	235,838.38	0.00