

April 18, 2022

The East Lampeter Township Board of Supervisors met on Monday, April 18, 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 in the public meeting room were Mr. Ethan Demme, and Mr. Roger Rutt. Supervisor Corey Meyer was present via zoom. Supervisor Mike Thornton joined the meeting via zoom at 7:57pm. Also, present in the public meeting room warmer. Ralph Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager and Ms. Stephanie Leakway, Administrative Assistant.

The meeting was held in person and 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

Paul Hughes, Kimley-Horn-Mister Car Wash
Danielle Berman, Kimley-Horn-Mister Car Wash
Joyce Gerhart, RGS Associates-Treehouse Foods
Greg Watson-Treehouse Foods
Brenden Curry, LNP
Bruce Walton, Sherman & Walton, Inc-2109 Old Philadelphia Pike
Todd Vaughn, David Miller/Assocaites-2109 Old Philadelphia Pike
David Keens, Lafayette Fire Company

Also, In attendance via Zoom

Unknown person using phone 717-475-2539

Pledge of Allegiance

Public Comment (non-agenda items)

There were no public comments.

Consent Agenda

- a. Approval of the April 18, 2022 Board of Supervisors Meeting Agenda
- b. Approval of the Minutes of the Monday, April 4, 2022 Regular Meeting
- c. Approval to pay invoices from all funds for a Total \$196,368.66

Mr. Blowers presented the bills to be paid from various funds for the total amount of \$196,368.66 with \$26,505 to New Holland Auto Group for a new police vehicle. \$19,573 to Pletcher Fire Protection for fire suppression system installation in the Police Department evidence room and \$17,568.98 to Atlantic Tactical for Police Uniforms.

Mr. Rutt made a motion to approve the consent agenda as presented. Mr. Demme seconded the motion and it was passed by unanimous voice vote (4-0).

Old Business

- a. Time Extension for Township Review and Action-#2021-32: 1782 Lincoln Highway Land Development Plan:

This is the second time extension the applicant is granting East Lampeter Township Board of Supervisors

to act on the plan. The applicant continues to work through comments from the Township Engineer.

On a motion by Mr. Demme and second by Mr. Rutt the motion to accept the ninety-day time extension for this project for review and action by the Board of Supervisors was approved with unanimous voice vote (4-0).

New Business

a. #2021-29: 2175 Lincoln Highway East Land Development Plan for Mister Car Wash:

Mr. Paul Hughes of Kimley-Horn Associates presented on behalf of the applicant, Mister Car Wash. The plan proposes a 5,000 square foot car wash building with three pay lanes on the east side of the building and a bypass lane. There exists an access easement with the neighboring property owner to the west to a full egress along Harvest Road. In addition, there is proposed a right in/right out along Lincoln Highway East. Mister Car Wash proposes a bypass lane for a gate egress in the event someone needs to get out before entering the wash tunnel. Vacuum stations are located on the west side of the building adjacent to the existing easement for access. Floodplain area to the east of the property has reduced macadam with this plan and is where stormwater outfalls will be placed with agreement from LCCD representatives whom noted that the improvements do not require any Chapter 5 permitting. Applicant has waiver and modification requests and are seeking conditional final approval from the Board of Supervisors.

Mr. Demme reviewed the March 22, 2022 letter from David Miller/Associates. Mr. Hughes added there is a discussion point for rolled curb in certain locations on site. Mr. Hughes demonstrated the compromise the applicant and planning commission discussed at turning areas within drive isle and along the building. Mr. Blowers inquired as to whether there was any additional communication between the applicant and the Township Engineer as far as the curbing issues being referenced. Mr. Hughes defended the applicant's reason for rolled curb as rolled curbs are much more prevalent in other states, he finds the rolled curbs to be preferable and are not detrimental as a waiver request. Kimley Horn has provided the changes to the Township Engineer, who has not yet had time to weigh in on the proposal before this meeting. The applicant does not believe this change would create a precedent that would create issues for other sites in the Township. Mr. Demme pointed out rolled curbing was only previously allowed in residential zoning districts. Mr. Hutchison agreed and shared the staff concern of rolled curbing could allow vehicles to unintentionally go into the building and thus this is a safety issue in this particular situation. Mr. Hutchison noted that it is East Lampeter Township staff's opinion that a pedestrian connection from the sidewalks along Lincoln Highway to the building itself be provided. Mr. Hutchison further noted that the ordinances of the Township require riparian plantings within the floodplain and this should be a requirement of any approval for this site given the floodplain area. The ordinance calls for riparian plantings within floodplain area, and the proposal appears to be decorative plantings. Mr. Hutchison added he was not sure that what has been proposed is a true riparian buffer and the plantings may look great because they are decorative. Mr. Blowers stated he would want to see appropriate massing of plantings within the riparian buffer on the eastern and northern areas of the site. Mr. Hughes stated there are no intentions to request waivers of this section of the ordinance. Mr. Hutchison suggested access to site at shared driveway along Harvest be improved. Mr. Hughes explained the traffic lane on the west side of the property the straddled point will remain the same. Mr. Hughes added the joint access and maintenance easement has been recorded for both properties.

Mr. Meyer asked if Mister Car Wash intends to have a sign along Harvest Road for patrons to know where to enter/exit. Danielle Berman of Kimley Horn, stated a sign is not permitted by the zoning because it will not be located on their property. The applicant would need a zoning variance further she was unaware if this would be an issue with the easement agreement. Mr. Hughes suggested that most customers figure out circulation after the first visit and that most customers are repeat customers with subscription. Mr. Rutt suggested tourists will have issue getting access and Mister Car Wash would not want to pass up those

customers. Mr. Blowers would like signage at Harvest Road access and suggested that the Board of Supervisors would support a variance request to the Zoning Hearing Board for such. Mr. Hughes agreed signage adds value and asked if the Board of Supervisors could provide a condition that supports the variance, and know the neighboring property owner could squash signage issue. Mr. Hutchison asked if there is knowledge of communication with neighboring property to which Mr. Hughes was uncertain. Mr. Meyer is supportive of what applicant is suggesting. Mr. Demme asked about access from sidewalk along Lincoln Highway East into the site. Mr. Hughes noted that he wouldn't oppose such connection and they would consider where to put the access.

On a motion by Mr. Demme to conditionally approve the preliminary/final land development plan for Mister Car Wash situated at 2175 Lincoln Highway East based on the March 21, 2022 review letter from David Miller Associates under waivers and modifications granting waivers 1, 2, and 5 with the condition that aerial image be provided of the subject property and surrounding significant features. Mr. Demme moved to deny the modification waiver request item 6 for rolled curbs, and granting modification item 7 and adding a condition that a zoning application for the placement of off premises signs be made to the Zoning Hearing Board and written request to the neighboring property be made. Condition to provide ADA pedestrian connection from building to Lincoln Highway East. Mr. Demme also added that there shall be installation of riparian planting buffers and the remainder of conditions on the David Miller/Associates letter dated March 22, 2022. Mr. Rutt seconded the motion and the plan was conditionally approved by unanimous voice vote.

b. Sewer Planning Module Resolution for Mister Car Wash at 2175 Lincoln Highway East:

On a motion by Mr. Demme with a second by Mr. Rutt, the resolution was approved by unanimous voice vote.

c. Tree House Land Development Plan #2022-02 located at 2060 Old Philadelphia Pike:

Ms. Joyce Gerhart, RLA of RGS Associates presented the plan on behalf of Tree House Foods. The plan was before the Zoning Hearing Board and approved for the expansion of a non-conforming use. The Planning Commission recommended conditional approval. Ms. Gerhart went through the modification section of the David Miller/Associates review letter dated April 12, 2022. Ms. Gerhart requested a road widening, curbing, and sidewalk deferral because the applicant needs to complete the project by December of 2022 based on a requirement of the City of Lancaster Sewer Treatment. As part of the deferral of the road widening, sidewalk and curbing deferral, Tree House Foods would be required to submit a stormwater management plan within a year of recording this specific land development plan #2022-02. Ms. Gerhart continued the requirement to start construction within two years of recording of Land Development and the applicant shall finish construction within 3 years of recording of Land Development Plan. Mr. Blowers stated the applicant will be addressing sewer processing issues by December of 2022 but this opens Land Development and sizeable road frontage improvements. Mr. Hutchison stated the applicant is looking for conditional approval with a condition for a developer's agreement for road frontage widening, curb, sidewalk with stormwater management plan in the time frame that Ms. Gerhart noted.

On a motion by Mr. Demme to conditionally approve Tree House Foods Land Development Plan #2022-02 located at 2060 Old Philadelphia Pike, subject to the Township Engineer review comments dated April 12, 2022 specifically granting waiver items number 1 and 2, deferring items 3 and 4, and deferring the widening under Subdivision and Land Development Plan Ordinance section item 3. Also conditioned on Lancaster County Planning Department items 2 and 3. The applicant shall create a developer's agreement which shall be reviewed by the Township Solicitor which would require submission and approval of stormwater management plan for design and installation of road widening, curbing, and sidewalks along the frontages of Laurel Oak, Oakview Road, and Old Philadelphia Pike with the widening solely along

Oakview Road within 1 (one) year of recording of the Land Development Plan currently being approved. Further, construction commencing within two years of Land Development Plan recording and construction completed within three years of Land Development Plan recording. With a second by Mr. Rutt, the plan was approved by unanimous voice vote.

d. Sherman & Walton, Inc Land Development Plan #2022-02 located at 2109A Old Philadelphia Pike:

Mr. Todd Vaughn of David Miller/Associates presented the plan on behalf of developer, Mr. Bruce Walton. There is currently a two-unit rental with on lot sewer and water on the site which is proposed to be replaced with a semi-detached dwelling with public utilities. There is access at existing traffic light with access easement. Becker Engineering review letter dated March 16, 2022 was reviewed by Mr. Vaughn. Mr. Vaughn noted that the existing access easement does need to be revised, and Mr. Walton's attorney is currently working on those changes. A pedestrian access easement is also being looked at for connection. Park and recreation fees for two existing units and proposing two units should be discussed with the Board tonight to which Mr. Hutchison added the ordinance does not apply because there are no new units proposed. Chief Keens of the Lafayette Fire Company responded to the applicant stating he wanted a fire hydrant located within the property and was not aware that Lancaster City Water wanted a pressure release not a hydrant. Chief Keens added the hydrant in the rear of site was removed per Lancaster City because it was thought it would be sediment trap. Chief Keens predecessor felt that one hydrant would be enough at the entrance but Chief Keens disagrees. There is an existing hydrant at the entrance, and going forward, a development like this should have more than hydrants. It should be noted that these existing developments are grandfathered though per Chief Keens. Mr. Walton expressed he is open to the Fire Department using the existing building for training. The applicant is working toward Department of Environmental Protection requirements, and deed consolidation being finalized by Mr. Walton's attorney. Mr. Blower stated plenty of opportunity for redevelopment and infill, and always appreciates Mr. Walton's projects to which Mr. Meyer also added a thank you for the infill/redevelopment project. Mr. Hutchison inquired how residents will get to the pedestrian access. Mr. Vaughn noted that they would have to use the access driveway, and neighboring lots would have to walk on access drive which are the same individuals that are driving on the access drive.

On a motion by Mr. Rutt, Land Development Plan #2022-01 located at 2109A Old Philadelphia Pike, to conditionally approve based on the March 16, 2022 Becker Engineering review letter, modification as a final plan, item number 3 to which the applicant stated there is no problem coming into compliance, item four regarding park and open space provisions to which staff states the ordinance doesn't apply. The deed consolidation and February 18, 2022 Lancaster County Planning Department review letter items. From David Keens about future concerns, applicant had no problems complying with including the registering the deeds, on to Lancaster County Planning no problems with coming into compliance with their two requests. Pedestrian access out onto the ten-foot access. Motion with a second by Mr. Demme, the plan was approved by unanimous voice vote.

e. Sewer Planning Module Resolution for 2109A Old Philadelphia Pike Land Development Plan.

On a motion by Mr. Demme and second by Mr. Rutt with all voting in favor, the motion was passed.

f. Time Extension for Township review and action for Land Development Plan #2022-04-Lancaster Mennonite School 2176 Lincoln Highway East.

This is the first-time extension the applicant is granting for the East Lampeter Township Board of Supervisors to take action on this project. Providing a 90-day extension through August 3, 2022.

On a motion by Mr. Rutt with a second by Mr. Demme, the plan was approved by unanimous voice vote.

Action Items

a. Resolution re: America 250 PA:

America 250 PA endorsement provided on behalf of PSATS to all Townships recognizing and celebrating the 250th birthday of the United States of America. The mission is to educate, preserve, innovate, and celebrate the rich history and diversity of Pennsylvania. On a motion by Mr. Rutt with a second by Mr. Demme, the resolution was approved by unanimous voice vote.

Manager's Report

a. Comcast Cable TV Franchise Renewal:

Working with Comcast on their Cable Franchise. The documents are ready to advertise and Mr. Hutchison recommends a hearing date of June 6, 2022 during the Board of Supervisors regular meeting. The Board of Supervisors was in general agreement.

b. Walnut Street Extension/Lancaster Heritage Pathway:

The project is out to bid on PennBID. There will be a virtual pre-bid meeting April 26, 2022 at 1:00 pm. Opening of bids will occur on May 19, 2022 and project will hopefully be awarded on May 26, 2022. There is an eighteen (18) month construction period for the completion of the project.

c. Conestoga Valley Region Recreation:

Township has continued working with the School District and Upper Leacock Township, as recommended by Conestoga Valley Regional Recreation Plan, with last meeting held was April 13, 2022. Currently reviewing sample regional recreational agreements from different areas of Pennsylvania, discussing different programs, and working toward development of a funding plan needed for this effort.

Adjournment

A motion was made by Mr. Demme and seconded by Mr. Rutt to adjourn the meeting at 8:56 pm. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, May 9, 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
April 13, 2022

BPs#69648-69705 _ \$154,447.65
Checks#69706_69711 _ \$2,704.25

HSAEEContrib/AutoWDMT#10101
PR#6 _ \$4013.00
PR#7 _ \$4,013.00

ICMA-EE Contrib ACHd to ICMA from Plgit#
PR#07 _ \$5,988.63

ACHdToMorganStanleyCustodial-UMBBank/PRPensionDeductions:
Non Unif: PR_ \$ / Police: PR _ \$

NVA/vision, Inv5074218/Mar_2022 _ \$481.24

PPL/GFSTLight,ac#90401-AsPf03/30/22AutoWDFromMT# \$2,357.95
PPL/STLightFnd,ac#90201-/AsOf03/30/22AutoWDFromMT# _ \$7,032.82

PreauthACHWD/MT#UGI accounts:
a/c 24432 _ due04/14/22 _ \$34.36
a/c 24077 _ due 04/14/22 _ \$1,583.52
a/c 24291 _ due04/14/22 _ \$27.65
a/c 73860 _ due04/14/22 _ \$1,886.66
a/c 92632 _ due04/01/22 _ \$91.50

WEX/fuel purchases/Mar_2022/ACHd MT# _ \$11,706.43

Grand Total: \$196,368.66

SIGNATURE 1:

SIGNATURE 2:

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154,447.65 +
2,704.25 +
4,013.00 +
4,013.00 +
5,988.63 +
481.24 +
2,357.95 +
7,032.82 +
34.36 +
1,583.52 +
27.65 +
1,886.66 +
91.50 +
11,706.43 +
196,368.66 0

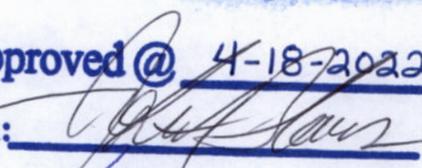
Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 69648 to 69705
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
69648	04/18/22	ALLEN005 ALLEN S. BLANK	215.00		685
69649	04/18/22	AMAZO005 AMAZON.COM	254.95		685
69650	04/18/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	04/18/22 VOID	0
69651	04/18/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	04/18/22 VOID	0
69652	04/18/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	04/18/22 VOID	0
69653	04/18/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	3,942.00		685
69654	04/18/22	ATLAN005 ATLANTIC TACTICAL INC	17,779.26		685
69655	04/18/22	BAUDV005 BAUDVILLE	273.38		685
69656	04/18/22	BECKE005 BECKER ENGINEERING LLC	472.00		685
69657	04/18/22	BFMCI005 BFMC, INC	853.49		685
69658	04/18/22	BIRDI010 BIRD IN HAND FARM SUPPLY LLC	29.98		685
69659	04/18/22	BLAKI010 BLAKINGER THOMAS PC	2,634.00		685
69660	04/18/22	BODET010 BODE TECHNOLOGY	4,050.00		685
69661	04/18/22	CAPIT005 CAPITAL ELECTRIC	271.39		685
69662	04/18/22	CDBPM005 CAMPBELL DURRANT, P.C.	1,495.00		685
69663	04/18/22	CDWGO005 CDW GOVERNMENT INC	1,945.51		685
69664	04/18/22	CODEA005 CODE ADMINISTRATORS	375.00		685
69665	04/18/22	DAVID005 DAVID MILLER ASSOCIATES INC	3,540.00		685
69666	04/18/22	DYNAT005 DYNATECH CONTROLS INC	436.12		685
69667	04/18/22	FISHE005 FISHER AUTO PARTS	706.69		685
69668	04/18/22	FREYL005 FREY LUTZ CORP INC	221.00		685
69669	04/18/22	GLICK010 GLICK-IT LLC	464.47		685
69670	04/18/22	GUTHL005 GUTH LABORATORIES	41.74		685
69671	04/18/22	HARBO010 HARBOR ENGINEERING, INC	331.83		685
69672	04/18/22	HAVERO05 HAVERSTICK BROS. INC	164.01		685
69673	04/18/22	HFTIR005 H & F TIRE SERVICE	630.64		685
69674	04/18/22	HIGHW010 HIGHWAY EQUIPMENT & SUPPLY CO	85.20		685
69675	04/18/22	HUMAN005 HUMANE PENNSYLVANIA	1,400.00		685
69676	04/18/22	INSIG005 INSIGHT	1,401.63		685
69677	04/18/22	JCAUT005 J & C Auto	120.00		685
69678	04/18/22	JERRE005 JERRE MARTIN REPAIR	633.00		685
69679	04/18/22	KIRBY005 KIRBY HANNAH	1,463.19		685
69680	04/18/22	LANCA010 LANCASTER AREA SEWER AUTHORITY	18,228.00		685
69681	04/18/22	LANCN005 LNP MEDIA GROUP	213.40		685
69682	04/18/22	LEFFL005 LEFFLER ENERGY	2,650.10		685
69683	04/18/22	LOWES005 LOWES	163.09		685
69684	04/18/22	MARTI015 MARTIN'S TOWING	65.00		685
69685	04/18/22	MARVI005 MARVIN STONER	505.00		685
69686	04/18/22	MCPMAH005 MCPMAHON ASSOCIATES INC	27,675.00		685
69687	04/18/22	MESSI005 MESSICK'S	73.65		685
69688	04/18/22	MILLE005 MILLER&SONS SALT/WATERCOND INC	284.20		685
69689	04/18/22	NATLM005 NAT'L MEDICAL SERVICES INC	1,659.00		685
69690	04/18/22	NEWHO010 NEW HOLLAND AUTO GROUP	26,505.00		685
69691	04/18/22	PLAST005 PLASTERER	345.19		685
69692	04/18/22	PLETC005 PLETCHER FIRE PROTECTION LLC	19,573.00		685
69693	04/18/22	QUORYM QUORYM	780.00		685
69694	04/18/22	RAILR005 RAILROAD MGMT CO IV LLC	580.82		685
69695	04/18/22	REDXW005 REDX WEB DESIGN LLC	165.00		685
69696	04/18/22	STEFF005 STEFFY'S GARAGE INC	157.33		685
69697	04/18/22	SUMMI005 SUMMIT TECH. CONSULTING GROUP	5,094.52		685
69698	04/18/22	TRANS005 TransUnionRisk/AltDataSol.Inc	93.20		685

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
69699	04/18/22	VEGA0005 VEGA Americas, Inc.	1,141.00		685
69700	04/18/22	WALKE005 WALKER SUPPLY INC	165.00		685
69701	04/18/22	WALTE005 WALTERS SERVICES INC.	114.14		685
69702	04/18/22	WEAVE015 WEAVER ASSOCIATES, INC	682.00		685
69703	04/18/22	WINDS005 WINDSTREAM	746.18		685
69704	04/18/22	YCG00005 YCG	105.00		685
69705	04/18/22	YORGE005 YORGEYS FINE CLEANING INC	453.35		685

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	55	3	154,447.65	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	55	3	154,447.65	0.00

BOS Approved @ 4-18-2022

Signature 1: 

Signature 2: 