

June 20, 2022

The East Lampeter Township Board of Supervisors met on Monday, June 20, 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 Mr. Ethan Demme, and Mr. Roger Rutt. Vice Chairman Corey Meyer and Mr. Michael Thornton were present via Zoom. Also present in the meeting room was Mr. Ralph Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager, and Ms. Stephanie Leakway, 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

Jason Shaner, Impact Engineers
Chris Stoltzfus, Jr., 264 Maple Ave
Norman Stoltzfus, 255 Maple Ave
John Trescot, County Commissioner
Mark Myers, Team Ag-Henry King SWM Plan
Henry King, 419 Mount Sidney Road
Brenden Curry, LNP

Also, In attendance via Zoom

None

2. Pledge of Allegiance

3. Public Comment (non-agenda items)

No other public comment in person, by chat, or via email.

4. Consent Agenda

- a. Approval of the June 20, 2022 Board of Supervisors Meeting Agenda
- b. Approval of the Minutes of the Monday, June 6, 2022 Regular Meeting
- c. Approval to pay invoices from all funds for a Total \$154,577.57

Mr. Blowers presented the bills to be paid from various funds for the total amount of \$154,577.57 with items of note, \$11,072.99 which is reimbursement to Hand-In-Hand Fire Company for annual insurance premium from December 2021-December 2022 and for fuel from July and November invoices from 2021.

Mr. Demme made a motion to approve the consent agenda as presented. With a second by Mr. Thornton the motion passed by unanimous voice vote.

5. County Commissioner John Trescot spoke before the Board of Supervisors to introduce himself as he is attempting to touch base with local municipalities because the county commissioners do

not have meetings when the general public can attend. Lancaster County appoints a number of people to various boards, but do not have any oversight after appointment. There were 1,636 county employees which is down by 400. Mr. Trescot stated his background includes being an engineer, but his first job was working a roadside stand. Mr. Trescot moved to Pennsylvania in 2009 from Beijing, China, and retired six years ago. Mr. Trescot described himself to be a moderate democrat who likes fiscal responsibility, working with people and he wants the county to be run better. There was a discussion among Supervisors and Commissioner Trescot highlighting points of concern, specifically personnel, detailing how ARPA money is spent, cost and development of the new prison, EMS funding within the County, salaries, Drug Task Force, hotel occupancy, and ability to see where ARPA funds are spent and all the applications. Mr. Blowers informed the County Commissioner of the various projects that East Lampeter Township is in the midst of including: Bridgeport Crossroads, Lincoln Highway Streetscape, Walnut Street Extension, Lancaster Heritage Pathway, and Planning for the US Women's Open in 2024.

6. Old Business

a. Request for Reduction of Financial Security-Pine Hill Trailers Plan #2021-15: 2975 Lincoln Highway East request to reduce financial security to \$31,504 per David Miller/Associates review letter dated June 8, 2022.

On a motion by Mr. Rutt and second by Mr. Demme the motion to reduce financial security for Pine Hill Trailers project #2021-15 to \$31,504 was approved by unanimous voice vote.

b. Request for Time Extension to record conditionally approved plan #2021-25-Stuedler: 2599 Old Philadelphia Pike.

On a motion by Mr. Demme to approve 90-day extension to record for the #2021-25 Stuedler Plan at 2599 Old Philadelphia Pike was seconded by Mr. Meyer with all voting in favor by unanimous voice vote, the motion carried.

c. Time Extension for Township Review & Action-Dutch Wonderland Stormwater Management Plan #2022-09: 2249 Lincoln Highway East request for a 90-day time extension.

On a motion by Mr. Thornton to approve 90-day time extension until September 19, 2022 for #2022-09 for 2249 Lincoln Highway East Dutch Wonderland Stormwater Management Plan, with a second by Mr. Meyer the motion passed by unanimous voice vote.

7. New Business

a. King Stormwater Management Plan #2021-33: 419 Mount Sidney Road: Mr. Mark Meyers of Team Ag was present to represent Mr. King who owns a 65-acre farm with bank barn, cattle barn, poultry barn, and two driveway accesses, one on Mount Sidney Road and one on Southview Drive. The plan includes barn improvements and concrete pad of 5,800 square feet with manure storage. Collection of roof run off and piping to underground stone infiltration bed. Southview Drive driveway would be realigned to eliminate a clear sight triangle encroachment onto the neighboring property with a move of approximately 12 feet. Previous 2015 Stormwater Management Plan for poultry barn was never finalized, the as-built survey has now been completed with those improvements which will comply with Stormwater Management Ordinance and will be

captured on this plan. May 27, 2022 David Miller/Associates review letter was reviewed with no issues. It was noted that Mr. King will need to seek a driveway permit through Township, and Township Engineer acceptance of cost opinion, this plan supersedes the 2015 Stormwater management Plan.

Mr. Demme made a motion to conditionally approve the King Stormwater Management Plan #2021-33 at 419 Mount Sidney Road based on the May 27, 2022 David Miller Associates review letter, the fact that this plan will capture all work previous completed but not recorded for the 2015 stormwater management plan, and the applicant acquiring a driveway permit through the Township for the change in the alignment of the driveway along South View Drive. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

b. Stoltzfus Land Development Plan #2022-01: 264 Maple Avenue: DM/A June 1, 2022 letter was reviewed. The applicant proposed a park and open space fee in lieu through an obtained appraisal value and offered \$16,000 for both lot 1 & 2. Mr. Hutchison noted that there is an existing dwelling on the property which would simply be replaced by the new dwelling, thus taking the assessed value times 2.5% for approximately one half of lot 1 which is being developed as non-residential would amount to \$1,320 more reasonable. Lot #2 park and open space fees would be paid when developed. After a lengthy discussion regarding frontage improvements, the applicant was asked to work with the adjoining property owners on infrastructure as such has been deferred on a previous plan for that property. Mr. Meyer noted that 2696 Old Philadelphia Pike sidewalk, curbing improvements need to be completed by that property owner. It was questioned if these improvements could be done later. Mr. Demme noted that the East Lampeter Township Board of Supervisors' general policy for deferrals has been that the improvements are shown on the plan so that the applicant doesn't have to come back in just for those improvements in the future,. Mr. Hutchison noted that if deferred, the timing more or less up to the applicant as to when they want their improvement guarantee funds returned to them as these improvements will need to be added to the financial security which the Township will hold.

Mr. Demme made the motion to conditionally approve the Stoltzfus Land Development Plan #2022-01 at 264 Maple Avenue per the June 1, 2022 David Miller Associates review letter granting waiver/modifications #1, #2, #6, and #4 for the area around the parking compound and denying #3, #4 for along the roadway, and #5 with the need to update the plan indicating the curb, sidewalk, and road widening per approval of the Township Engineer prior to recording, and a park/rec fee in lieu in the amount of \$1,320. Mr. Rutt seconded the motion and the motion was passed by unanimous voice vote.

c. Request to defer approval to City of Lancaster re Tennyson Avenue Subdivision Plan #2022-11: 15, 19, and 23 Tennyson Drive: Mr. Randy Dautrich presented to the Board of Supervisors stating only lot #15 is located within East Lampeter Township. Mr. Dautrich reviewed comments from the HRG letter received June 16, 2022 and requested the deferral of Land Development. Review includes the applicant must remove all invasive trees per city. Mr. Hutchison stated the applicant must clear any trees within the easement, and have a riparian easement required by the City of Lancaster. Mr. Blowers added the Township has been working on the Bridgeport Mobility Plan for multi-modal transportation and inquired as to why sidewalks

are not being installed along these properties or if the City deferred the sidewalk. Mr. Dautrich responded the City had deferred sidewalk to which Ms. Hitchens interjected she did not recall the sidewalk deferral on the plans, in fact, a waiver is noted as requested by the applicant on the plan from the City. Mr. Dautrich replied no, the City Engineer waived sidewalks. Mr. Blowers stated the desire to see this infrastructure along Tennyson based on the Bridgeport study. Mr. Demme volunteered to reach out to City about the riparian buffer but Mr. Dautrich noted he would provide the plan to Mr. Siesholtz. Mr. Siesholtz reminded Mr. Dautrich that he had previously said the plan was already approved by City. The plan was submitted to City of Lancaster last December 2021, and submitted to East Lampeter Township in May 2022. Mr. Hutchison explained the Board could conditionally approve the plan based on the June 16, 2022 HRG review letter, adding sidewalks/curbs according to City specs. Mr. Blowers conveyed the desire to help applicant move along but by developing in these communities there's infrastructure needed.

Mr. Demme moved to conditionally approve the waiver of Land Development for #2022-11 located at 15, 19, 23 Tennyson Avenue per the June 16, 2022 HRG review letter, that the sewer easement be cleared and remain cleared, that the applicant provide the riparian buffer plan, and that the applicant provide sidewalks and curbing per City of Lancaster specifications.

- d. Authorize Distribution for review and comment the Proposed Mixed Use (MU) Zoning Amendment.

On a motion by Mr. Demme and a second by Mr. Rutt, the motion passed by unanimous voice vote.

- e. Presentation re New Subdivision & Land Development Ordinance-Mr. Colin Siesholtz, Director of Planning/Zoning Officer, presented to the Supervisors some minor changes, definition updates, the exclusion of ADU's with single family dwellings as part of land development, the potential for sketch plan requirements, and other changes to the outdated SALDO ordinance. Mr. Demme encouraged informal discussions; no new sketch plan process. Mr. Siesholtz noted that the preliminary plan process is valuable when a project is being phased, such as Devon Creek. Mr. Siesholtz was directed by the Board to look at any way to not require preliminary plan when not phased but still require plan requirements of preliminary and final plan regarding improvements over period of time. Mr. Siesholtz noted a new section specific to minor plans, lot line changes, and lot add-on; Section 503: design for streets removed and put within a technical specs document that can be changed outside of the ordinance process; Section 505: sidewalks should be 5 feet rather than the 4-foot current requirement. Mr. Demme stated that when there is more traffic on the road, there should be a wider sidewalk but in residential areas clearing a five-foot sidewalk may be excessive. There was extensive discussion on the park and open space fee in lieu with the Board members indicating that they would like to see credit options to reduce the fee, such as for the recent E.G. Stoltzfus sketch plan connection to the CVMS, and utilize the county assessment numbers with a specific equation. Mr. Demme asked that Mr Siesholtz consider lower cart way width on local roadways, such as was done at Millcreek development in West Lampeter Township. Comments are to be provided by July 11th, 2022, a final draft will be provided to the Board by August 25, 2022 to authorize distribution, with a hopeful adoption at the Board of Supervisors meeting scheduled for October 17, 2022. The Board of Supervisors agreed to the following revisions to the Subdivision and Land Development Ordinance:

- a. No new sketch plan process.
- b. Include any way that preliminary can be done for phased projects, but not necessary for a one phase project.
- c. Sidewalks should be different widths in some neighborhoods and should have different grass strip areas as well based on speed of vehicles.
- d. Develop specific equation for park/rec fee in lieu and potentially provide incentives to reduce such.
- e. Ensure that ADU's are excluded from requiring a land development plan even when in an accessory structure.
- f. Consider reducing the cart-way width on local roadways (look at Millcreek in West Lampeter and determine the width there with parking on both sides).

8. Action Items

- a. Supplemental appropriation re contribution to Witmer Fire Tanker Refurbish

Moved by Mr. Demme and a second by Mr. Thornton, the motion carried by unanimous voice vote.

b. Authorize applications for Connects 2040 Implementation program: Township staff suggested three applications be submitted in the following order: a. Route 462 enhancements, b. Oak Grove Greater Lancaster Heritage Path to Pines, c. Walnut Street Lancaster Heritage Path.

After a brief discussion among Supervisors, Mr. Rutt made a motion to authorize Connects 2040 Implementation Program in order as presented with a second by Mr. Demme and all voting in favor, the motion carried.

- c. Authorize advertising Ordinance re Stray Dog Fees

On a motion by Mr. Demme and second by Mr. Rutt with all voting in favor by unanimous voice vote, the motion carried to authorize the advertisement for Ordinance for the Stray Dog Fees.

9. Manager's Report

a. Walnut Street Extension/Lancaster Heritage Pathway: The mid-July newsletter will have an article related to this project and the start of construction which will begin in late July 2022. Notice to proceed for mobilization and construction will begin after July 11, 2022. After pre-construction meeting, working schedule will be updated and provided.

b. Trail from Strasburg Pike to Oakview Road Project-finalize scope with McMahon, the consultant on the project and hope to have that for review and approval at the Board of Supervisors meeting scheduled for July 11, 2022.

10. Adjournment

A motion was made by Mr. Demme and seconded by Mr. Rutt to adjourn the meeting at 10:11 pm. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, July 11, 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
June 20, 2022

BPs# [REDACTED] \$30,136.94
Checks# [REDACTED] \$76,877.00

HSAEEContrib/AutoWDMT#19191
PR#11 _ \$3,898.00

BMO/MasterCard#4055/AutoWDGFPlgit
May'22 _ \$11,372.63

ICMA-EE Contrib ACHd to ICMA from Plgit#6011
PR#11 _ \$4,974.86
PR#12 _ \$5,260.78

ACHdToMorganStanleyCustodial-UMBBank/PRPensionDeductions:
Non Unif: PR#11_ \$1209.32 / Police: PR#11 _ \$7,678.75
Non Unif: PR#12_ \$1,209.99 / Police: PR#12 _ \$7,580.18

OneAmerica/Life/LTD
June'22 _ 1,735.21

NVA/vision, Inv5074783/May'2022 _ \$899.75

PreauthACHWD/MT#19191/UGI accounts:

a/c [REDACTED] _ due06/13/22 _ \$27.23
a/c [REDACTED] _ due 06/13/22 _ \$717.32
a/c [REDACTED] _ due06/13/22 _ \$28.47
a/c [REDACTED] _ due06/13/22 _ \$919.61
a/c [REDACTED] _ due05/31/22 _ \$51.53

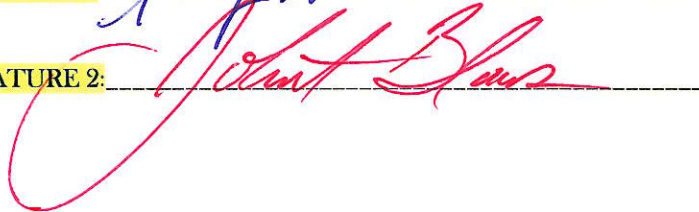
0.0

Grand Total: \$154,577.57

SIGNATURE 1:



SIGNATURE 2:



30,136.94 +
76,877.00 +
3,898.00 +
11,372.63 +
4,974.86 +
5,260.78 +
1,209.32 +
7,678.75 +
1,209.99 +
7,580.18 +
1,735.21 +
899.75 +
27.23 +
717.32 +
28.47 +
919.61 +
51.53 +
154,577.57 ◊

Range of Checking Accts: GENERAL to GENERAL Range of Check Ids: 69901 to 69944
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
69901	06/20/22	AJPOW005 A & J POWER EQUIPMENT	601.28		702
69902	06/20/22	ALLEG005 ALLEGRA PRINT & IMAGING INC	70.35		702
69903	06/20/22	AMAZO005 AMAZON.COM	52.92		702
69904	06/20/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	06/20/22 VOID	0
69905	06/20/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	06/20/22 VOID	0
69906	06/20/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	0.00	06/20/22 VOID	0
69907	06/20/22	ASSOC010 ASSOC BUILDING INSPECTIONS LLC	4,833.00		702
69908	06/20/22	ATLAN005 ATLANTIC TACTICAL INC	1,851.42		702
69909	06/20/22	BECKE005 BECKER ENGINEERING LLC	509.41		702
69910	06/20/22	BIRDI010 BIRD IN HAND FARM SUPPLY LLC	35.24		702
69911	06/20/22	BMOYE005 B. MOYER RADIO	341.95		702
69912	06/20/22	CDBPM005 CAMPBELL DURRANT, P.C.	2,567.50		702
69913	06/20/22	CDWGO005 CDW GOVERNMENT INC	856.84		702
69914	06/20/22	CITYO015 CITY OF LANCASTER	864.10		702
69915	06/20/22	DYNAT005 DYNATECH CONTROLS INC	2,375.00		702
69916	06/20/22	EAGLE005 EAGLE DISPOSAL OF PA INC	558.60		702
69917	06/20/22	EASTH005 EAST HEMPFIELD TOWNSHIP	208.33		702
69918	06/20/22	FISHE005 FISHER AUTO PARTS	193.23		702
69919	06/20/22	FREYL005 FREY LUTZ CORP INC	427.00		702
69920	06/20/22	FRLAN005 FR-LANCASTER LLC	1,602.71		702
69921	06/20/22	GTDIS005 GT DISCOUNT AUTO PARTS	36.09		702
69922	06/20/22	HERBE005 HERBERT ROWLAND & GRUBIC INC	370.00		702
69923	06/20/22	HIGHW005 HIGHWAY MATERIALS INC	754.71		702
69924	06/20/22	KONEC005 KONECRANES INC	4,045.00		702
69925	06/20/22	LANCN005 LNP MEDIA GROUP	676.08		702
69926	06/20/22	LEFFL005 LEFFLER ENERGY	1,121.38		702
69927	06/20/22	LOWES005 LOWES	16.14		702
69928	06/20/22	MARVI005 MARVIN STONER	100.00		702
69929	06/20/22	MIKEM005 MIKE MEDICAL SERVICE CO., LLC	115.10		702
69930	06/20/22	MISTE005 CAR WASH PARTNERS	50.00		702
69931	06/20/22	NATLM005 NAT'L MEDICAL SERVICES INC	849.00		702
69932	06/20/22	RSHOL005 R. S. HOLLINGER & SONS INC	178.79		702
69933	06/20/22	SPRIN010 SPRINT	150.00		702
69934	06/20/22	STAFF005 STAFFING SERVICE USA	1,030.50		702
69935	06/20/22	STEFF005 STEFFY'S GARAGE INC	357.40		702
69936	06/20/22	STRAS005 STRASBURG MASONRY SUPPLY INC	186.93		702
69937	06/20/22	TELCO005 TELCO INC	350.00		702
69938	06/20/22	TRANS005 TransUnionRisk/AltDataSol.Inc	85.20		702
69939	06/20/22	TRITE005 TRITECH FORENSICS INC	162.00		702
69940	06/20/22	WALTE005 WALTERS SERVICES INC.	107.00		702
69941	06/20/22	WINDS005 WINDSTREAM	728.08		702
69942	06/20/22	YARNE005 YARNELL SECURITY SYSTEMS	399.00		702
69943	06/20/22	YCG00005 YCG	255.00		702
69944	06/20/22	ZIMME010 ZIMMERMAN'S HDWR & VARIETY INC	64.66		702

BOS Approved @ 6/20/22

Signature 1: *[Handwritten Signature]*

Signature 2: *[Handwritten Signature]*

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	41	3	30,136.94	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	41	3	30,136.94	0.00