

October 3, 2022

The East Lampeter Township Board of Supervisors met on Monday, October 3, 2022, 7:30pm at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The statement of recorded meetings was played for all in attendance. Chairman John Blowers called the meeting to order at 7:30 pm followed by the Pledge of Allegiance. In addition to Mr. Blowers, Supervisors present were Mr. Corey Meyer, Mr. Ethan Demme, Mr. Mike Thornton, and Mr. Roger Rutt. Also present in the meeting room were Ms. Tara Hitchens, Assistant Township Manager, and 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.

Public Present in Public Meeting Room:

Lissa Holland, Lancaster Public Library  
Lucas Stacey, Lancaster Public Library  
Henrietta Heisler, Lancaster Public Library  
Brenden Curry, LNP  
Ryan Walker, RGS Associates  
Chris Venarchick, RGS Associates  
Mike Rush, High Associates

Public Present via Zoom:

None

Public Comment for Non-Agenda items:

None

Consent Agenda:

- a. Approval of the October 3, 2022 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, September 12, 2022 Regular Meeting
- c. Approval to pay invoices from all funds: Total \$1,927,795.82

Mr. Blowers presented the bills to be paid from various funds for the total amount of \$1,927,795.82. Two items of note include: \$144,556.84 for Township Volunteer Fire Relief Association which is passed through state grants to fire companies, \$36,139.21 to each of the four fire companies; \$1,377,777.49 to Fulton Financial of East Lampeter Sewer Authority for related debt service payments.

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

Presentation re Lancaster Public Library

Ms. Lissa Holland presented on behalf of Lancaster Public Library (LPL) presented to the Board of Supervisors. Ms. Holland stated that twenty percent (20%) of East Lampeter Township

residents have library cards. LPL has the largest and deepest collection of any library within Lancaster County and offers hotspots, the first PA Autism Resource Center which is the only one known within the country. Also offered are streaming services of eBooks, audiobooks which are borrowed for free. LPL raised 63% of operating budget. LPL is requesting the Board of Supervisors consider continuing to fund libraries and increasing support for the next chapter which includes the opening of the new library in 2023 with ribbon cutting ceremony planned for April. Mr. Lucas Stacey, who is in his fourth year on board of trustees of LPL thanked the Supervisors for their continued support of LPL. It was noted that for a long time the minimum donation of \$5.00 per person has been a standard, but tonight asking the Board to consider allocating all monies that are donated by East Lampeter Township to be directed to LPL only and a final ask would be for East Lampeter Township to increase donations over 2022 figures by 9%. Mr. Demme questioned if the funding calculation has been revisited. Ms. Holland noted that this has not yet occurred. Mr. Demme noted that not only does East Lampeter donate to LPL, but also to Strasburg, Pequea Valley, and Manheim as that is where the check out numbers are highest for East Lampeter Township library card holders. Ms. Holland indicated that many people may check out in other libraries but the resources likely are interlibrary loan from LPL. Ms. Holland concluded the Duke Street branch will close for about one month in order to move to new location. LPL will be unable to send materials to other libraries during the closure.

Old Business:

a. Request for Financial Security Reduction: Phase 2, Zook/Yoder/Esh-Willow Road: Township Engineer David Miller/Associates review letter dated September 22, 2022 recommended partial release to leave a remaining balance of \$10,00.00.

Mr. Demme made a motion to approve the reduction of Financial Security in the amount of \$50,424.45 to leave a remaining balance of \$10,000.00. Mr. Rutt seconded the motion and it was approved by unanimous voice vote.

b. Request for Financial Security Release: Pine Hill Trailers: 20 Leven Road and 2969 & 2975 Lincoln Highway East: David Miller/Associates letter dated September 27, 2022 recommended full release of \$31,504.00 financial security. Condition listed that as-built plan be recorded, and the record receipt be provided to the Township.

Mr. Demme made a motion to approve the full release of financial security with the condition that the as-built plan be recorded and proof be provided to East Lampeter Township. Seconded by Mr. Thornton, the motion carried by unanimous voice vote.

c. Request for Financial Security Reduction: Lancaster Mennonite School- 2176 Lincoln Highway East: David Miller/Associates review letter dated September 22, 2022 recommended partial release in the amount of \$486,919.51. The applicant is aware of the seven (7) outstanding comments attached to the reduction.

Mr. Rutt made a motion to approve the release of \$486,919.51 with remaining balance of \$84,254.39. The motion was seconded by Mr. Meyer with all voting in favor by unanimous voice vote.

New Business:

High Associates Land Development Plan #2022-14: 525 Greenfield Road: Mr. Ryan Walker of RGS Associates was present to represent the plan on behalf of High Associates. The project is located across from Sheetz on Greenfield and Hempstead Roads within the Business Park (BP) Zoning District. The property is currently utilized as a financial institution and office space in a two-story brick building with associated parking. The applicant is proposing the demolition of the current building and construction of a 2,500 square foot single story restaurant with drive-thru lanes, associated parking, dumpster area and pedestrian connections. The applicant intends to utilize existing connection points with no improvements to existing egress, one of which is PennDOT controlled and the other Township. Mr. Walker added that utilizing the existing egress does not trigger the need for a Highway Occupancy Permit through PennDOT. A traffic report was completed and determined that 47 new trips will occur during peak hours. Given such, a traffic impact study was not required. The two egress points will remain low-volume driveways. This plan includes a drive-thru lane providing more than six (6) stacking vehicles and a by-pass lane. There are pedestrian connections to the north to the Hampton Inn site, proposing sidewalk crosses property line, and sidewalk along frontage. Regarding stormwater management, the applicant is proposing less impervious coverage than existing which meets the rate control and volume control requirements. There will be a sub-grade stone infiltration facility which handle the volume control requirements. The plan adds a small portion of the neighboring property to this site. The plan will have less than 1-acre earth disturbance thus a NPDES permit will not be required however an E&S plan was submitted and approved by the Lancaster County Conservation District on August 29, 2022. Sewer and water will be met with existing connections along Greenfield Road. No sewer module will be required as the increase of gallons per day does not exceed 1 EDU. Given that there is a subdivision from the neighboring property, the applicant is seeking a deferral of curb and sidewalk along Hempstead Road. Modifications and deferrals requested were recommended for approval by the Planning Commission. Mr. Blowers reviewed the Township Engineer letter dated September 2, 2022 which recommends the granting of modifications and deferrals. Ms. Hitchens added that there currently exists deferrals along Hempstead Road for sidewalks and curbing for the portion of the property associated with 521 Greenfield Road. In addition, East Lampeter Township and High Associates are working together on improvements to the intersection of Greenfield and Hempstead Roads which include curb and sidewalks along this property however a deferral would be the best course of action. Mr. Demme asked about Lancaster County Planning Department comments to which Mr. Walker responded the lighting plan was completed, pavement marking and dumpster pad placement have been addressed, as well as the deeds be completed.

Mr. Demme made a motion to approve Land Development Plan #2022-14 conditioned on the Township Engineer letter dated September 2, 2022 granting waivers and modification item numbers 1, 2, 3, 4, granting the deferral request for numbers 5 and 6, also granting items 7 and 8. A deferral agreement will be required for curb and sidewalks. Also conditioned on the Lancaster County Planning Department dated July 1, 2022 items 1, 2, 3. Seconded by Mr. Meyer with all voting in favor, the motion was passed by unanimous voice vote.

a. Request for Waiver of Land Development Planning-Dienner's Restaurant: Lincoln Highway East: The applicant is requesting a waiver of land development for the installation of a

utility shed located at the north end of the property which does not affect parking space nor stormwater.

Mr. Demme made a motion to approve the requested waiver of land development. Mr. Thornton seconded the motion and it was passed by unanimous voice vote.

b. ECHO Agreement: 2149 Colleens Way: Mr. Lynch is looking to care for a family member within the existing ECHO Unit. This will be changing the name from one family member to another family member.

On a motion by Mr. Demme to approve ECHO Agreement for 2149 Colleens Way, and a second by Mr. Rutt, the motion passed by unanimous voice vote.

c. ECHO Agreement: 2267 Old Philadelphia Pike: There were three units on property which were developed without permitting. The new owner is looking to rectify the situation by having a family member in the ECHO Unit, ADU, and a single family.

On a motion by Mr. Demme to approve ECHO Agreement for 2267 Old Philadelphia Pike, and a second by Mr. Rutt, the motion passed by unanimous voice vote.

Mr. Demme expressed gratitude for the property owner trying to rectify the situation. Mr. Demme suggested to the Board of Supervisors to consider allowing triplexes or quads to the R-2 zone. Ms. Hitchens said she would share the suggestion with the Zoning Officer. Mr. Demme concluded the use does not seem out of character and worth discussion.

#### Action Items:

a. Resolution re: Use of Forfeiture funds for training: Chief Zerbe previously request the use of Forfeiture Funds for Spanish classes for an undercover detective which were well received and found to be quite successful and worthwhile. Chief Zerbe is looking to continue that language training for the undercover detective.

Mr. Demme made a motion to approve the resolution regarding use of forfeiture funds in the amount of \$5,400.00 for training as presented. Mr. Meyer seconded the motion and it passed by unanimous voice vote.

#### Manager's Report:

a. MS4 Update: Staff submitted the annual report in a timely manner per the requirements of PA DEP. Additionally, staff also submitted the revised Pollution Reduction Plan (PRP). There were a large number of changes in the PRP with the revolving water fund, numerous agricultural potentials, and public private partnership potentials for retrofits. The Township has worked closely with HACC and David Miller/Associates to move forward with a streambank restoration of approximately 2,100 linear feet which will result in a significant sediment reduction for the Township to claim through the MS4. PA DEP has held off on the Notice of Intent for MS4 permits for municipalities until March 2025. However, this does not change the required obligations of current permit holders to meet the PRP deadlines of 2023.

Adjournment:

On a swift motion by Mr. Demme and a second by Mr. Thornton with all voting in favor, the meeting was adjourned at 8:19 pm. The next Board of Supervisors meeting will be held on Monday, October 17, 2022 at 7:30 pm in the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA, 17602 and via ZOOM, check the Township website at [www.eastlampetertownship.org](http://www.eastlampetertownship.org) for more information.

Respectfully submitted,

Tara A. Hitchens  
Assistant Township Manager