

December 19, 2022

The East Lampeter Township Board of Supervisors met on Monday, December 19, 2022, 7:30 pm 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. John Blowers, Supervisors present were Mr. Mike Thornton, Mr. Corey Meyer, Mr. Roger Rutt and Mr. Ethan Demme. Also present in the meeting room were Mr. Ralph M. Hutchison, Township Manager, 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:

Paul Stoltzfus	Steve Gribble	Ameila Obiama	Peter Wertz
Jessica Pfening	Brian Pfening	Abe Diffenbach	Dave Martin
Steve Gergley	TJ Acosta	Adam Keller	Daniel Beiler Jr.
Ken Hornbeck	Reilly Noetcel	Lee Smucker	Mike Rush

Also, In attendance via Zoom:

None

Public Comment for Non-Agenda items:

None

Consent Agenda:

- a. Approval of the December 19, 2022 Board of Supervisors Meeting Agenda
- b. Approval of the Minutes of the Monday, December 5, 2022 Regular Meeting
- c. Approval to pay invoices from all funds: Total \$760,211.09

Mr. Blowers presented the bills to be paid from various funds for the total amount of \$760,211.09. Items of note include the following: \$480,218.97 to the City of Lancaster sewer charges, \$27,466.00 to McMahon Associates for the Smart Growth Transportation Project Design, \$16,626.50 to TempChek Mechanical for HVAC.

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

Old Business:

- a. Request for Financial Security Reduction: Devon Creek Phase 2 Land Development Plan #15-38

Township Engineer's letter recommending a reduction of \$1,506,788.70 of the financial security for the land development project. The remaining balance is \$2,950,806.81. Mike Thornton made a motion to approve this recommendation which was seconded by Corey Meyer. Motion passed by unanimous roll call vote.

- b. Request for Financial Security Release: Tanger Land Development Plan #16-1

Township engineer letter recommending release of \$4,364,940.53 leaving a \$0 balance. Mr. Meyer made a motion for financial security release. Roger Rutt seconded the motion and it passed by unanimous roll call vote.

- c. Request for Financial Security Reduction: 2232 Lincoln Hwy East Plan #17-22

Township Engineer's letter recommending a reduction of \$165,273.08 of the financial security for the land development project. The remaining balance is \$40,963.72. Roger Rutt made a motion to approve this recommendation which was seconded by Corey Meyer. Motion passed by unanimous roll call vote.

- d. Request for Time Extension to record conditionally approved plan #21-17: Greenfield North

High Industries is requesting an extension to record the plan for 60 days (March 31, 2023). Motion to approve made by Ethan Demme which was seconded by Corey Meyers. Motion passed by unanimous roll call vote.

- e. Request for Time Extension to record conditionally approved Plan #21-25: 2599 Old Philadelphia Pike

A 90-day extension was requested to record the plan. Roger Rutt made a motion to approve which was seconded by Ethan Demme. Motion passed by unanimous roll call vote.

- f. Proposal re: Glamping – Informal discussion

Reilly Noetzel of Barley Snyder and Amie Obiama who is the property owner were asked to return to continue the discussion about glamping from the last meeting. Mr. Noetzel brought some examples of ordinances around the country where glamping is permitted on private properties. Most examples provided were not located within Pennsylvania but rather, from western states (Colorado, Utah) with one from Maine which was a recreational lodging facility. He provided one example in Lancaster County in Fulton Township which was approved by conditional use as a campground on a 23-acre property. Mr. Noetzel requested a copy of the minutes from Fulton County but had not received them in time for tonight's meeting. He asked

if the Board thinks this should be a separate use, part of a campground, or as a component of a bed and breakfast.

Mr. Blowers indicated the Board was primarily interested in learning more about a historic property, such as the one being discussed, being maintained and improved if needed and encouraging the use of such historic properties in creative ways to provide additional income to the owners. Mr. Noetzel implied the Board seemed to be in support of what was being proposed with regard to this property in the last meeting however, Mr. Blowers stated he did not feel the Board of Supervisors walked away confident that this was the way to go. Mike Thornton would like to look through the examples provided tonight and questioned why glamping is more important in the west. Reilly referred to Ms. Obiama and between the two of them it is thought the wide open landscape plays a big part and people want to capitalize on that. Mr. Noetzel and Ms. Obiama were advised there has been opposition brought forth from neighbors.

Corey Meyers stated after he listened to the presentation of the last meeting something jumped out at him which is 10-20 acres with 2 campsites for the one ordinance provided tonight which is significantly different from their proposal. Mr. Meyer wants to hear the concerns of the public which he believes will have to do with parking and potential noise among other things. Roger Rutt noted Mr. Noetzel provided the information that was requested but he is not sure this can be rolled in to the current zoning ordinance or would need to be under a stand-alone ordinance. He has concerns about things such as the flood plain and things being sanitary etc. Mr. Noetzel indicated the proposed sites would not be in a floodplain and would be accessible to sewage and water facilities. He indicated these glamping sites would differ from traditional camping because they would have running water and sewer to the sites.

Mr. Demme indicated he reviewed the current ordinance for about 15 minutes and he believes a reason for the popularity of glamping out west is there are far fewer zoning rules so there is more freedom for people to do more things. He indicated the applicant's current proposal is more in a tighter narrow regulatory site that is historic and smaller property which doesn't apply to many other sites in the Agricultural Zoning District. The drafted ordinance amendment by Mr. Demme, which he distributed is based on the current bed and breakfast ordinance of East Lampeter Township. Mr. Demme stated the parking, traffic, fires, outdoor recreation areas etc. would be the same for glamping as they are for a bed and breakfast. He indicated any permanent structures would fall under the stormwater ordinance. He stated a special exception opens it up beyond the Strasburg Pike property and applies more equally to more residents. He was attempting to work on coming up with a compromise for consideration.

Mike Thornton inquired about whether the charm of glamping is being on a platform under a tent. He wanted to be clear on the attraction of glamping. Mr. Noetzel indicated there is a variety of options for glamping referencing one being for a bed and furniture under a canvas tent on a platform similar to a hotel room or bed and breakfast but outside. Mr. Noetzel mentioned increasing tourism to the Amish farms and mentioned glamping as a way for people to stay at a historic farm that may have an old home or barn of traditional Lancaster County. Mr. Thornton responded by saying if he really wanted the experience of staying at a historic farm he would actually stay at the farm rather than glamping.

Mr. Blowers referenced a scenario where if he wanted to put six cabins with utilities on a property that were, for example, 300 sq. feet each with 4-6 people doing so would require a lot of ordinance requirements. He stated he had stayed in such a place in the Adirondacks with a total of 20 people. He mentioned Ms. Obiama having a beautiful home on this property where she could convert rooms to be used as a bed and breakfast. He prefers the use of existing ordinances be used in the decision making process.

Ms. Obiama indicated that her idea is of a couples getaway for people with the focus on farm to table culinary with guest chefs by changing the back of the barn in to a kitchen. Corey Meyers referenced the previous discussion indicating his understanding from the draft amendment was it would be a lot more than two times six equals twelve and it was up to 8 campsites with up to 6 people at each campsite. Mr. Noetzel and Ms. Obiama advised the goal was to market to couples but allow some room for couples with children to have their children with them as well. Mr. Noetzel indicated they would be open to modifying that number.

At this point, John Blowers indicated he was interested in hearing from the public. Mr. Brian Pfening of 304 Strasburg Pike came forward and stated he lives nearby and is opposed to the amendment to the ordinance. He said this proposal is the equivalent as camping but you don't bring your own equipment. He likened the proposed plan to "paving paradise to put up a parking lot". He referenced Lancaster county as having some of the most fertile soil in the nation. He believes the agricultural nature of the land will be ruined. On page 2 of the amendment he said the applicants quote the Conestoga Valley Region Strategic Comprehensive Plan as saying the regional plan aims to "develop a clear definition of the characteristics of businesses allowed within the farming community whose primary purpose will be to help sustain and support the areas of farming activities". He does not understand how a "glampground's" primary purpose would sustain and support the areas farming activities. He stressed the primary purpose of this proposal for glamping on Strasburg Pike is not educational but is for the sole purpose of making money. He does not view glamping as having anything to do with an agricultural zoning classification and allowing this property to be utilized for this purpose would add hard surfaces to the land and remove any potential farming. He said tourists come to Lancaster County to see the Amish and the pristine agricultural landscape. He has concerns for the Amish people that live nearby having "glampers" gawking at them or trying to take their photos. He is concerned about the environmental impacts stating water would need to be supplied from aquifers affecting the water supply to existing residents as there is no public water in the area. The proposed glamping sites lie just in or just outside of the 100-year floodplain and Mr. Pfening has seen the creek flood in his 20 years as a resident just outside the floodplain. There is no sewer available leading to a concern about contamination of the creek from drain fields. He is concerned about surface water runoff and groundwater infiltration as well as the impact of increased pollution from automobile traffic negatively affecting water quality. At a minimum Mr. Pfening believes an impartial environmental impact study needs to be done. He is concerned about increased traffic as this area on Strasburg Pike is already congested and he expressed concerns about noise questioning if there would be generators and what are the quiet hours. He knows there would need to be lighting for the glamping site which means the additional lighting will have an impact on surrounding residential homes and potentially the agricultural operations of the area.

Abe Diffenbach, who is a resident living at 279 Strasburg Pike across from the proposed glamping site location expressed his concerns next. He has lived there for about 33 years on his farm. He raised his kids there and stated it's been a great place to live. He has the same concerns that were expressed by Mr. Pfening. He indicated there are 2 Amish farms bordering the property being discussed and the area being inundated with tourists. He listened to the meeting from 2 weeks ago and he always felt his 8.9 acres could serve as another financial option for him. He referenced a statement from the prior meeting saying "glamping shall be conducted in such a way that the property retains a visual character the property had prior to the addition of a glamping use. He took a picture of the meadow where 22 parking spaces would take the place of that view to which he indicated that doesn't maintain the character of the agricultural area. He does not wish his new neighbors any harm but he doesn't understand why they bought the property as he has yet to hear a goat although he's been told they are there.

Mr. Blowers thanked Ms. Obiama and Ms. Noetzel for providing the additional information and the time they have put in to this. He said consideration must be given to the impact on the entire community and there will be additional follow up on this proposal.

g. Official Map discussion and process decision

Ralph Hutchison indicated there was an amended map distributed to the Board of Supervisors in the last meeting and he wanted to know if the Board is ready to move forward with authorizing the changes or if more time is needed for review. Mike Thornton said it seems the issues have been addressed and he wouldn't stand in the way of moving forward with the necessary steps toward official approval. Mr. Blowers would like to get this out there sooner rather than later. Ethan Demme asked how these amendments to the map affect the urban growth or village growth boundaries. Tara Hitchens indicated the official map does not have any urban or village growth boundaries or areas on it. She indicated as East Lampeter Township moves forward with the housing study and comprehensive plan staff will work to amend the urban and village growth areas of the Township in alignment with the Lancaster County comprehensive plan. Ms. Hitchens is confident this would be the first step in moving forward with any changes to the urban and village growth areas. The Board of Supervisors agreed in general comment that the Official Map amendment should move forward to the Township's planning partners, LCPD, and neighboring municipalities.

New Business:

a. Beiler Stormwater Management Plan #22-12: 624 Willow Road

Adam Keller, who is an engineer from Team AG Incorporated spoke to the plan of Mr. Beiler making a small expansion to his farm and adding some best management practices which increase the water quality of his farm and reduce runoff and with these expansions it triggered the need for the Township's stormwater plan. He is looking for a waiver request to be granted and a conditional approval for the plan. Mr. Keller provided the Board with an update in costs which has not been approved by the Township engineer. He noted fencing issues that had arisen

have been resolved at this point. The waiver request has to do with East Lampeter Township's ordinance stating a minimum of a 15-inch diameter pipe for area subject to vehicular loading. Motion by Ethan Demme which was seconded by Corey Meyers to grant the waiver. Motion passed by unanimous roll call vote.

b. High Properties Land Development Plan #22-13: Lot 5 / Willow Rd at Ben Franklin Blvd

Mike Rush and Ken Hornbeck, both of High Associates, Peter Wertz of McNees Wallace & Nurick, and David Miller, from Rettew Engineering Consultants were present to discuss this land development plan. This would be on 21.4 acres and they are seeking the Board of Supervisors conditional approval. They are requesting waivers for widening and curbing along Willow Road and a deferral of installation of a pathway along Willow Road which is in lieu of a concrete sidewalk as well as presenting an alternative potential pathway. They are requesting approval of their parking modification which is within the Board of Supervisors discretion to allow parking beyond the 125% minimum required. They are requesting approval of the fee in lieu of Parks and Recreation that was provided to Township staff via applicant's counsel.

David Miller indicated one access for the truck traffic would go to the back of the building loading facility and parking would be in the front. With regard to the waiver for widening and curbing on Willow Road, their desire is to keep the road in the rural setting and not widen the road as they believe this will lead to higher speeds with traffic. The truck traffic would not use Willow Road but would go to the signalized intersection on Greenfield Road with Ben Franklin Blvd. As a result, they do not feel the widening is necessary nor is it desired by them. With regard to curbing, they believe curbing would lead to drainage issues as the water currently flows off the roadway and curbing would trap water necessitating a storm sewer system along that portion of the road. Should the Board desire curbing they would like to suggest widening the road by about 2 feet which would allow for a 12-foot lane and 2-foot shoulder which is pretty standard. Mr. Miller stated curbing would require moving 5-6 utility poles and East Lampeter Township would be responsible for the maintenance of the inlets and curbing required. Mr. Blowers agreed the north side of Willow Road is rural and he wanted to know how Mr. Miller felt about deferring the curbing requirement and not waiving it. Mr. Miller stated they are unable to come up with any reason for curbing the road. Mr. Miller referred to the box culvert saying by curbing they would need to design an extension to the culvert for the additional water if they were to install a pathway across the culvert and connect to the Greenfield North site. Mr. Miller indicated it is their understanding the Township is looking at some overall improvements to the culvert. Ethan Demme stated the challenge is waiving rather than deferring presents a challenge down the road when a potential waiver was granted and later questioned as to what the Board of Supervisors was thinking 30 years down the road, for example. Mr. Roger Rutt is unsure of how the developers would account for the potential future cost but did not want to get in to that detail at this point. Corey Meyers would prefer to be consistent with the Greenfield North decision in which the Board of Supervisors deferred curbing along Willow Road and waived widening. Mr. Demme does not see any reason to curb but he looked at Greenfield North and it would be

consistent and would capture more water that is currently not being fully captured from the northern agricultural area which is coming into the BP zone. Mr. Demme is more concerned with the pedestrian connection. Mr. Miller went over the Greenfield North pathway saying it makes sense to get the culvert under one permit and shouldn't install a pathway until there is a resolution to the culvert issue. The David Miller Associates (DMA) letter agreed with a deferral to the pathway and putting a timeframe to it but wanted an alternate plan for a pathway connection as well following the berm back to Ben Franklin Blvd. John Blowers questioned if the culvert prevents the connection of the pathway do they solve the culvert issue or not.

Ethan Demme would like to know if it is possible to build a loop and then make a pedestrian connection when the culvert is redone. Mr. Ralph Hutchison stated a typical section would be an 11 ft lane with a 2 ft shoulder.

Mr. Blowers asked Mr. Miller if the Board of Supervisors waives the widening of Willow Road and deferral of the pathway connection to Greenfield North what would their interest be in helping with the culvert. What he means is the pathway will have to go on top of the culvert and he would like to know what High Industries would be willing to do in working with the Township to make this happen. High indicated it is always willing to work with the Township. Mr. Miller mentioned having to get a joint permit for the bridge around Ben Franklin Blvd. and there were restrictions on that riparian area so a bridge or any type of work spanning that same area would reopen the joint permit and they don't want to do that again.

Ralph Hutchison stated in order to connect the pathway along Willow Road, High is going to need to do something whether it's installing a bridge or extending the culvert but the Township believes it is going to be easier to extend the culvert than any other option. He said it is a mistake to only look at one side of the culvert at a time for replacement and it makes sense to have an overall design plan with regard to a pathway going across as well as the culvert to accommodate the stormwater that is already there and to do it all together and now.

Mr. Blowers referred to note #10 where the applicant is requesting a deferral to the installation of a pedestrian pathway indicating they will install a pedestrian pathway once the municipality addresses the culvert underneath the road. Ralph Hutchison questioned what is motivating doing something with the culvert because at this point in time the East Lampeter Township does not have a project on the upstream side. He responded to this indicating the motivation is this project and the connection to the Greenfield North project is if the applicant is required to put in a pathway along Willow Road then the motivation for the culvert issue is the pathway. He said with regard to the curbing issue, typically curbing is viewed as protection for pedestrians in addition to supporting the road but it is completely up to the Board of Supervisors as far as how they want to view this.

Mr. Blowers noted that David Miller Associates recommends a deferral be granted with a timeframe with regard to note #10. The timeframe was not provided but the need to extend the culvert to accept the path there would not need much engineering involved and would not be as urgent but if the Township has aspirations of fully replacing or increasing the size of the culvert that would drive the schedule of the project. Ideally, they would like to keep all of this under one

project and one permit. Ethan Demme said if the Township has no plans to do anything on the north side of the culvert and the applicant says they can just be extended on the south side then there may be a timeline question and what would the timeline be to have the culvert work completed. Mr. Blowers asked David Miller if the Board were to condition the project as per the DMA letter what kind of timeframe would be needed for this work. Mr. Miller advised they contacted The Lancaster County Conservation District to get an overall sense of their thoughts on this and they felt they could separate out the permit work with the rest of the sites initially and likely a GP-11 will be required by the Department of Environmental Protection (DEP). Mr. Miller indicated possibly 3 years minimum due to these potential complications and not because of the actual design work. Mr. Demme wants to get the ball rolling so would 5-6 years work for them. Mr. Peter Wertz indicated if the Township completes the culvert then High Industries would make the connection. Mr. Miller stated if the Township chooses to replace the entire existing culvert and High has already agreed that if this were not to happen they would try to extend what's currently in place. There is a cost involved just as if the Township chooses to replace the existing culvert they would incur a cost so then both parties can share the cost. Ken Hornbeck said High can install an alternate pathway at any time and reiterated to coordinate the effort and High's willingness to share the cost of the southern portion of the culvert extension.

Mr. David Miller was asked to address the parking being more than what is required by Mr. Blowers. He said they are anticipating 125 employees and there could be multiple shifts that are staggered so their number would accommodate this.

Ms. Tara Hitchens referenced the Lot #4 plan approval requiring the maximum number of uses/tenants on the plan so that when they come in for zoning permits the Township knows if they have already hit the limit or if they are under the limit or each use. It was required the applicant enter in to a developer's agreement indicating they can't occupy the space until the Walnut Street Extension project is substantially completed. It was noted that the project completion for Lot #5 is 2024-2025.

Mr. Blowers inquired about the queuing up of trucks. David Miller advised trucks will enter at the southern entrance and there is enough room for trucks to maneuver back in to the spaces at the 28 loading docks. Mr. Miller indicated any queuing would be done on the facility's driveway and there would be no queuing on Ben Franklin Blvd. Tenants will have control over their deliveries so they can schedule accordingly. Ralph Hutchison mentioned the trucks idling being another concern. He wants to be sure state law is followed and suggested signs be posted prohibiting idling in certain areas as there are a lot of residents nearby.

Ethan Demme made the motion to grant conditional approval based on the November 7, 2022 David Miler Associates review letter and granting preliminary plan waiver, granting waiver of scale, granting waiver of widening along Willow Road, granting waiver of sidewalk material conditioned that the owner maintain these, granting a pedestrian easement for sidewalk rather than within the right of way, granting a deferral of curbs, grant waiver for loading ratio maximums for volume control facilities, granting waiver of maximum spillway width, granting waiver for rate control storage requirements based on the alternative provided, granting deferral for sidewalks (pedestrian path) along Willow Road until all permits are received by the

Township for any modifications to the existing culvert box conditioned on the permit applications be approved within 6 years and a completed deferral agreement indicating the applicant's portion of the cost sharing agreement of the culvert extension to accommodate the pedestrian connection. Deferral agreement shall be submitted to the Township for review and approval. Additionally, approving the proposed riparian buffer pedestrian path as a contingency if approval along Willow Road for the pedestrian pathway is not granted but it can be installed at any time. Further, a developer's agreement that includes the applicant can't occupy the structure until the substantial completion of the Walnut Street Extension. A note shall be added to the plan indicating the maximum number of tenants as 4, approving the park fee in lieu as \$10,067.20, and approving the increased parking calculation noted in the October 18, 2022 response from Rettew Associates. The motion was seconded by Roger Rutt. Motion passed by unanimous roll call vote.

c. Paradise Energy Solutions Land Development Plan #22-17: 2985 Lincoln Hwy

Steve Gergley of Harbor Engineering presented the 5-acre property where the plan is the construction of a 3-story office building that would be about 35,000 sq. ft. along with a 1-story warehouse. There would be some on street parking with a single access point to the site along Leven Road just across the street from the Country Acres Campground driveway and an emergency gated access at the end of the cul de sac. He is requesting a few modifications and waivers. One waiver is regarding the curbing within portions of the site. Another waiver being requested is a storm water waiver for loading ratios for the stormwater management facilities. A third waiver is regarding the cover on one pipe running through the site. They are asking for a 12-month extension from the 90 days due to a current tenant on the property whose lease does not expire until later in 2023. The 12 month extension following 90 days to record was generally agreed to by the Board in discussion. Finally, the applicant presented a fee in lieu of park and recreation space at \$16,001.43. Mike Thornton conditionally approved based on the November 9, 2022 review letter from David Miller Associates, the LCPD review letter dated September 6, 2022, approval of the park fee in lieu at \$16,001.43, approval of the parking narrative provided by the applicant dated October 11, 2022, and approval of the verbally requested one year time extension to record the plan, which would take effect after the initial 90 day time frame to record (thus through March 19, 2024) which was seconded by Corey Meyer. Motion passed by unanimous roll call.

d. First Church of Nazarene Subdivision Plan #22-18: 2150 New Holland Pike

TJ Acosta of Lancaster Civil Engineering spoke to the final subdivision plans. The property is 7.39 acres. On the corner of the lot is an unoccupied dwelling the church has no use for any longer. The existing lot has two access points with the primary one being along New Holland Pike. The second access point at Shareem Rd is currently blocked off. The New Holland Pike access is to remain the same and the Shareem Rd access will continue to be blocked as access to the church but the chain will move from the existing location to a location further into the site to

account for a snow deposit area for Township snow plowing and access to the house. Ethan Demme made a motion to conditionally approve based on the November 9, 2022 David Miller Associates review letter, the September 21, 2022 review letter from LCPD, deferral of the required curb and sidewalk along New Holland Pike with an exhibit plan to be provided by the applicant and approval of waiver of preliminary plan Mike Thornton. Motion passed by unanimous roll call.

- e. Time Extension for Township Review & Action: Beechdale Farms Subdivision Plan #22-21, 458 Beechdale Road

A request made to extend time to review by 180 days on this plan. Motion made by Roger Rutt. Seconded by Corey Meyers. Motion was passed by unanimous roll call vote in favor of extension.

Action Items:

- a. Approval of Police Officers Association Agreement - Term 1/1/23 – 12/31/26

Ralph Hutchison indicated he is still waiting on a final approval from the Police Officers Association and feels confident it will be accepted but should any issues arise it will need to be brought before the Board of Supervisors again. Ethan Demme made a motion to approve the agreement which was seconded by Mike Thornton. Approved by unanimous roll call vote.

- b. Approval of Pay Policy Document 2023

In a continued effort since 2013 to attract and retain good personnel the new positions were approved as well as the associated pay range adjustments. Motion by Mike Thornton and seconded by Ethan Demme. Motion carries by unanimous roll call vote.

- c. Adoption of 2023 Budgets for all funds

Mr. Hutchison noted that the changes to the budget since advertising have been provided in a chart and the budget summary has also been provided for the Board.

Motion to approve by Roger Rutt. Seconded by Corey Meyers. Motion carries by unanimous roll call vote.

- d. Adoption of Resolution re: 2023 Real Estate Tax Rate

Holding East Lampeter tax rate at 1.90% since 2019. Motion by Mike Thornton which was seconded by Ethan Demme. Motion was passed by unanimous roll call vote.

- e. Adoption of Fee Resolution

Tara Hitchens advised some of the increases to fees reflect the cost of doing business and pay increases for positions. Motion by Ethan Demme to approve the fee increases which was seconded by Corey Meyers and passed by unanimous roll call vote.

f. Adoption of resolution and authorization to submit Grant Application for Gibbon's Park Development

Tara Hitchens said the resolution is to authorize Ralph Hutchison as the signatory on all of the application documents. The application to submit the grant authorization will not exceed \$200,000 and there's a 50% match from the Township. The plan includes a launch area for canoe and kayaks, parking area where the flea market area was, and trails from one to the other. Motion by Ethan. Seconded by Roger Rutt. Motion approved by unanimous roll call vote.

g. Ordinance re: Noise

As a result of a change to the Pennsylvania state fireworks law and a need to have two complaints from different households in order to prosecute animal disturbances the ordinance was amended. Motioned by Roger Rutt and seconded by Mike Thornton. Unanimously approved by roll call vote.

h. Ordinance re: Fireworks Display

In review of the existing ordinance, it was noted that changes were needed to update the display of fireworks in the Township. Motion to approve by Corey Meyers and seconded by Ethan. Approved by unanimous roll call vote.

Manager's Report:

Ralph Hutchison mentioned a letter being received offering an opportunity for therapy dogs for police department with commitment of officer as handler. Chief Zerbe is looking into the opportunity further. No action taken.

Adjournment:

On a motion by Corey Meyers and a second by Ethan Demme with all voting in favor, the meeting was adjourned at 10:42 pm. The next Board of Supervisors meeting will be held on Monday, January 3, 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.eastlampertownship.org for more information.

Respectfully submitted,

Ralph M. Hutchison
Township Manager