

March 20, 2023

The East Lampeter Township Board of Supervisors met on Monday, March 20, 2023, 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. Corey Meyer, Mr. Ethan Demme, Mr. Roger Rutt and Mr. Mike Thornton. Also present in the meeting room were Mr. Ralph M. 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.

Public Present in Public Meeting Room:

Kerri Eshelman

Dan Przywara

Eric Louback – TyreFlow

Brent Bortz – TyreFlow

Jim Mectler – TyreFlow

Peter Haiges – TyreFlow

Steve Gribble – Ronks Fire Co.

Lorraine Wortel – Silverstone Inn

Aaron Lantz

Marlin Lantz

David Keens – Lafayette Fire Co.

Brenden Curry – LNP

Ann Yost – YSM

Nick Wagner

Amos King

John K. Stoltz

Ben King

Harold Miller

Ryan Trees – RGS Associates representing the  
Witmer Tract

Sonia Candeleria

Steve Zerbe - ELTPD

Doug Parkins – Witmer Tract

Audrey Miller

Also, in attendance via Zoom:

None

Public Comment for Non-Agenda items:

Sonia Candeleria: Resident lives at The Summit near Flory Park. She has been living there for 5 years and states in the past two years, she has seen her neighborhood becoming worse with drug and homeless activity. She is worried about the activity going on at the hotel next door to the Wawa. People are passing away due to overdoses. There is also a lot of homelessness at Flory Park as well as behind the Walmart. She feels unsafe going to the park now and she used to enjoy. The restrooms in the park are being used by the homeless to wash up as well as shoot up. In addition, there are people camping at the park right behind her residence. There was a family behind her home with a man, woman, and child. The man cut his hair with a machete and the woman slept in a hammock hung between two signs. The police were called and they asked them to move along. She feels the child is not safe. The child was taken by CYS for a week and then returned. Another one of the children living at the campground

between Walmart and East Town Mall shot a BB gun into cars in the area. Residents are afraid to go to Flory Park, which she used to enjoy. The Summit had a security guard but he passed away two years ago and they have not replaced him. Panhandling is also getting out of hand. Ms. Candelaria stated that something has to be done about all of these issues. Chairman, John Blowers responded saying thank you for attending the meeting and voicing concerns to the Board. There are numerous issues that are all going on in many states and neighborhoods around the country. He recommended that Ms. Candelaria continue to call the police so these incidences are recorded as well as continue to come to the public meetings so a line of communications is open between her and ELT staff. Chairman Blowers noted that the Lancaster County Redevelopment and Housing Authority and other agencies have been made aware and are working with Township staff to address these issues. ELT is aware of the issues and is actively trying to do what can be done.

#### Consent Agenda:

- a. Approval of the March 20, 2023 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, March 6, 2023 Regular Meeting
- c. Approval to pay invoices from all funds: Total: \$1,334,470.45

#### Items of note:

\$957,086.97 to Fulton Financial for the East Lampeter sewer authority debt service principal and interest payments

Mr. Meyer noted a change in Agenda. Removing item Number 9c under new business in the agenda as requested by the applicant, this item will be addressed at a future meeting.

Motion made by Mike Thornton to approve the Consent Agenda which was seconded by Corey Meyer and unanimously approved by voice vote.

#### Lafayette Fire Company Annual Report - David Keens, Chief

Chief Keens provided the annual report for 2022. There were 619 fire calls to Lafayette Fire Department which is a 9.8% increase from 2021 however it must be noted that Lafayette Fire Company covers both East Lampeter Township and Lancaster Township. Of the 619 calls, 479 calls were in East Lampeter Township. False alarms and automatic fire alarms increased by 68%. Two local businesses were identified as the main cause of those false and automatic alarms. With the assistance of Township staff, those facilities and the fire alarm systems were updated with the hope that there will be less false alarms in 2023. Property loss by fire damage in 2022 was \$145,600 and property saved was \$2.2 million. Mutual aid to other fire departments was 69 responses. Total training hours were 2,053. Average member response per call was 9, which is greater than recent years. Donated funds and fund drives brought in \$42,151.00 which was down by 15% from 2021. They had less contributors but those that did contribute gave more. Sent out 5,500 mailers asking for donations, less than a 10% returned. Lafayette Fire Company owes \$810,000 towards their building loan, they are one year ahead in with their payments. The wait time for a new apparatus is 7 years instead of 3 years, however there are many technology changes in 7 years in that time. Volunteerism is more of a struggle than past years. Lafayette Fire Company participated in 45 times in the community. Chief Keens asked that everyone view Hero's Next Door on YouTube who profiled Lafayette Fire Company. It has been viewed over 92,000 times resulting in two new volunteers. Chairman John Blowers thank Chief Keens and noted that there are 4 volunteer fire companies in the township. Tax payers help support the apparatus fund through their tax

payments to the Township. Having volunteer fire companies in the Township is truly a bargain rather than paid service. You can volunteer wherever you live in the Township or not. Chief Keens volunteers at Lafayette Fire Company even though he lives in West Lampeter Township. Supervisor Demme noted that the false alarm rules for businesses in Maheim Township are much stricter. Manheim Township charges a company \$100 each time they have a false alarm that the fire company responds to. After 3 times, it goes up to \$500. After 4 times, your permit is revoked and you have to reapply which is very costly. Chairman John Blowers asked Chief Keens to look into the Manheim regulations and provide those to Supervisor Thornton at the Emergency Services Committee.

#### Presentation of Lancaster Heritage Pathway Extension Project Grant Application – Ann Yost of YSM

The Township will be requesting a grant from PA DCNR through the C2P2 program to extend the Lancaster Heritage Pathway (LHP) approximately 1.5 miles to the northeast to Geist Road. That program requires a 50% match, which the Township is requesting that the funds that PennDOT has provided, upwards of \$3.4 million, for the LHP adjacent to the Walnut Street Extension be utilized as matching funds. There is proposed a trailhead at Geist Road with a plaza and parking area. Along the path, there will be a 16' wide paved bicycle/pedestrian tread on the south side as well as a 14' wide aggregate (compacted stone) buggy/equestrian tread on the north side of the right of way. The trails are proposed within the PennDOT right of way from the 70s that was never completed so the trails will be placed on existing graded land. The area in between the trails will be sloped to the center and planted with a meadow mix for ease of maintenance and infiltration with rain gardens and two infiltration basins. The grant application is due to PA DCNR on April 5, 2023. Supervisor Meyer requested that Upper Leacock Township be made aware of the grant application and Chairman Blower agreed.

#### Public Comment:

Lorraine Wortel owner of Silverstone Inn & Suites asked what happens if PennDOT wants to build a roadway where the trail is going to be built? Chairman Blower encouraged Wortel to have the conversation with PennDOT about building the roadway and noted that the Township received a letter from PennDOT indicating that nothing would be done in the right of way for the next 25 years.

Brenden Curry, LNP Lancaster Online – How much is this grant and where is this grant coming from? Ann Yost answered the grant application will be made to Pennsylvania Department of Conservation Natural Resources for the 50/50 annual program of a commonly called C2P2 for the requested amount of \$2.8 million.

#### TyreFlow Environmental Presentation – Peter Haiges and Jim Mectler

New corporate business at 1903 Horseshoe Rd off Jefferson Drive, in the former Donnelly building, that is introducing itself to the Township. The facility will provide a new technology of tire recycling. The technology was developed in Europe converting tire waste into fulling reusable, highly engineered components. Eventually will seek PA DEP General Permit for processing, reuse and beneficial use of waste tires which include whole tires, tire chips, baled tires, tire shreds and crumb rubber. All tires will be processed inside of the building in real-time. There will be three shifts running 24/7, with 60 job openings for skilled labor. Truck traffic in area will be minimal. Products from old tires include steel fibers that are blended with concrete to use on roads, increasing the strength of the concrete. Silica (water glass) will be used for water proofing concrete. Carbon black can get to an 80% purity level but with this new technology, they can get carbon black to a 98% purity level. Goal of company is to have 10+ facilities in the US and 18-20 globally. Board thanked company for their presentation.

#### Old Business:

- a. Request for Release of Financial Security: King/Beiler Subdivision Plan #11-10 – 2270 Rockvale Road

Current balance is \$6000.00, after inspection by the Township Engineer and subsequent review letter dated March 3, 2023, it is recommended that there be a full reduction of the funds being held. reduction is \$6000.00. The Township Engineer noted that there should be a condition of that the applicant provide proof of the recording of the As Built Plan. Applicant received letter as well.

Motion made by Mr. Rutt to approve the reduction of the escrow account for the King/Beiler Subdivision Plan at 2270 Rockvale Road with the remaining balance being \$0 with the condition of providing proof of recording of the As Built Plan. Seconded by Mr. Demme and approved by unanimous voice vote.

- b. Request for Release with substitution of Financial security type: Host / Wyndham Land Development Plan #18-22 – Lincoln Highway East

Per the Township Engineer review letter dated XXXX, it is recommended that there be a full release of the \$164,933.50 with the condition that the proof of recording of the As Built Plan is provided to the Township and that cash security amount of \$2,000.00 is provided for the completion of the NPDES Notice of Termination (NOT).

Motion made by Mr. Demme to approve the recommendation of the Township Engineer for the 100% reduction of the escrow balance with the remaining balance being \$0 with the condition of providing proof of recordation of the As Built Plan as well as \$2,000.00 cash letter of credit for the NPDES NOT. Seconded by Mr. Thornton and approved by unanimous voice vote.

#### New Business:

- a. Mt. Sidney Rd Associates also known as the Witmer Tract Subdivision Plan #22-24: 458 Mount Sidney Road

Ryan Trees of RGS Associates and Doug Parkins of Mount Sidney Road Associates were present to represent the plan. The subdivision will result in 14 single family lots over 10 acres terminating in a cul-de-sac opposite Sue Ann Drive to the west. The Board reviewed letters of the March 7, 2023 Township Engineer letter as well as the December 27, 2022 Lancaster County Planning Department letter. Chairman Blowers pointed out that under waivers and modifications the Township Engineer's addressing the issues related to the preliminary plan and also the issues related to the loading ratios for the stormwater. Township Planning Commission requested curbing along the western side of Mount Sidney Road where the sidewalk is being installed to the Conestoga Valley School property. Mr. Parkins noted that the applicant is willing to provide given it will be a requirement of PennDOT. Chairman Blowers asked Mr. Hutchison to go over the Township Traffic Engineer review of a pedestrian crossing at Sue Ann. Mr. Hutchison stated that township traffic engineer looked at crossings at Sue Ann Drive, Stumptown Road, and South View

Road and recommended that the preferred location being at Sue Ann Drive and the second one being at Stumptown Road. Mr. Hutchison noted that Township staff would like to work with the applicant as the HOP moves forward. Chairman Blowers stated for the past several years the Board has been looking at Mount Sidney Road and Witmer area as a village residential district. Speed has been studied and the Board would like to work with Mr. Parkins on pedestrian issues. Mr. Parkins stated that he is certainly willing to do this. Mr. Meyer asked if a verbal agreement is needed. Mr. Hutchison stated that the applicant is going to have to submit an application with PennDOT that includes landing areas, radius improvements on the NE corner and the crosswalk markings, and associated signage would be ideal to include in the application then have a reimbursement agreement with the Township. Mr. Parkins stated as long as there is sufficient Right Of Way to do improvements then this is the right time to do it.

Mr. Trees brought attention to item #2 on the LCPD review letter. Lot wells will be decided with the building permit. #5 on the LCPD review letter has been addressed by the applicant. Mr. Blowers stated #9 under subdivision land development, applicant has provided a note prepared March 14<sup>th</sup> in accordance with Township ordinance designated 027 acres or a fee in lieu of for open space dedication. Applicant is asking board to consider a fee in lieu of \$12,542.

Motion by Mr. Demme to approve the final subdivision and lot add-on plan for Witmer Tract at 458 Mount Sidney Road conditioned on the Dave Miller Associates review letter dated March 7, 2023 approving all the waivers and modifications as recommended by the engineer, accepting a fee in lieu for parkland as presented in the amount of \$12,542, including with their PennDOT application a pedestrian crossing at Sue Ann Drive and Mt. Sidney Road intersection while working with Township staff on a cost sharing agreement which will include the Township paying for pedestrian arrows, markings of the crosswalks, roadway items, ADA ramps. The approval is also conditioned on the Lancaster County Planning Department's letter dated December 22, 2022 excluding #5 and deferring item #2 until building permit request which was seconded by Mr. Meyer and passed by unanimous voice vote.

b. Fernmore Homes Rockvale Redevelopment Master Plan #22-25

Chris Venarchick of RGS Associates and Fernmore representatives were in attendance either in person or on zoom. Chris Venarchick with RGS Associates gave a review of project that has been in process for several months working with Township staff, Planning Commission and the Board. He reported on where they are and also seeking approval on the master plan to move forward with the project with 504 residential units over 15 buildings each being 4 stories and an additional building with commercial on the bottom and residential on the top. Rockvale Road is on the south side of the project and Lincoln Highway East (Rt. 30) is on the northside of the project. Commercial portions of Rockvale are struggling due to modern times and online retail. The project will revitalize the commercial property as well as add residential rooftops to help support the commercial. The existing open area within asphalt can potentially be an Urgent care or daycare with

residential units on the top floors. Other existing buildings can potentially be a restaurant with outdoor dining as well as a potential grocery store. The goal is to make an area where people want to live. The project incorporates the Township streetscape plan with a bike and pedestrian facility through the property. Plans to close off one access along Rockdale Road but to keep all access along Rt 30. Reduction in impervious coverage overall.

Mr. Meyer appreciates the evolution of the master plan. Mr. Thornton likes the western portion pieces which have not been presented before. Mr. Blowers asked for more residential which is echoed by the planning commission as well. The applicant has been asked this two times and has increased each time. He needs to see the commercial component evolve. Mr. Demme likes the changes made as a response to the planning commissions comments. He sees willingness to work with the Township from the applicant. A master plan changes every 3 years, due to cashflow of a project of this nature there allows a refresh and overhaul of commercial spaces in the future once the rooftops are there to support income. This is a good step in the right direction. Chairman Blowers hopes to blend community and provide buffering that adds to the neighborhood.

Brenden Curry, LNP, asked what type of residential units? The answer was multi-family units. Nick Wagner asked what size are the apartments in regard to bedroom quantity. Mr. Venarchick answered that there are 32 units in a building with 11 one bedroom, 17 two bedroom and 4 three bedroom. Mr. Wagner also asked if there will be a limit in occupancy per apartment. The board said the guidelines are under federal law. Mr. Wagner asked about buffering on the western portion of the property. Mr. Blowers stated that there is already buffering there and he hopes for more. Kerri Eshelman questioned the number of vehicles between residential and commercial and asked how will parking be handled between residential and commercial. Mr. Venarchick answered that they will probably be assigned parking for residential and adequate parking for commercial. In the mixed-use buildings, this typically works out with the work schedules of the resident and the business. Ms. Eshelman was wondering about the logistics of daily traffic. There will be people coming into restaurants on the commercial side when the residents will be home. Mr. Blowers said that there are requirements for adequate parking for both residential and commercial buildings within the Township ordinances. The intention of mixed-use communities will bring about habits and behaviors like neighboring cities and townships. Ms. Eshelman asked how many parking spots will there be. Mr. Venarchick answered with the current plan, the total required parking is 1,733 and the provided parking is 1,906. Lorraine Wortel read the minutes from a prior meeting and was sadden that Ms. Hitchens suggestion about the arrangement of the property with residential on the top of buildings was not considered. She is wondering about infrastructure and schools. Are the schools aware of these new residential spaces with students that will inundate the schools? Are they prepared for new students? Mr. Bowers stated that he would like families to move in with children that will attend the schools. Ms. Wortel also asked about police and fire departments. Mr. Blowers assured her that there will be a review by the emergency providers as the plan moves forward through land development. He also stated that the board is interested in providing housing options in the township. There is a housing crisis in the country. Mr. Thornton stated that the business office and the school district office are always keeping a pulse on birth rates and real estate transactions. They are always working toward the changes in the future. The brand-new middle school is taking the pressure off of

the elementary schools and the eventual new elementary school will be able to accommodate the number of students. Ms. Wortel was also wanting to know if there is a limit of family members living in one apartment. Mr. Hutchison stated that we cannot limit on the number of family members living together but we have also never experienced overcrowding in the township. Aaron Lantz was asking about access roads to the residential area. Mr. Venarchick said that they will keep the access roads with more entrances from within the property to the resident spaces. Mr. Blowers stated that there will be no changes to access on Rt. 30, Hartman Bridge Rd and Rockvale Road except for one entrance on Rockvale. Mr. Lantz asked if the apartments have to be 4 story and if the board was concerned about the look of 4 story apartment buildings in the community and also asked what kind of landscaping will there be around the apartments with all the commercial space around the apartments. Mr. Venarchick said he is sure there will be aesthetically pleasing construction and that there will be landscaping around the building as well as open spaces with pockets of landscaping. Mr. Blowers stated that they were looking at it as actually reducing the amount of traffic coming out of the property and into the area by removing 250,000 square feet of commercial property. Mr. Venarchick stated that there was a traffic analysis done as part of the master plan and will continue as soon as they get into the land development component. There is a requirement coordinates that states you cannot increase your traffic by more than 10% for projects like this. There are 4 traffic signals that will control the traffic well. Ms. Wortel stated she saw pictures of the buildings in the papers and asked if the buildings will be consistent on all sides. Mr. Venarchick stated that he did expect them to have the same material around the entire building. Amos King stated he would really encourage a buffer. Mr. Venarchick stated that 4 story buildings would not be out of line with the corridor. Mr. Blowers reassured Mr. King that buffers are a part of the discussions is encouraging the buffering to add to the community. Mr. King stated that rather than taking some good farmland this is a good reuse of commercial space he just wishes the project would be smaller in size. Mr. Demme stated that the buildings would be approximately the same size of The Steamboat Inn. Mr. Ben King on Rockvale Rd asked if there will be road improvements or widening of Rockvale Rd. Mr. Hutchison indicated that would be looked at that during the land development process. Mr. Blowers states the plan for development for the property over the last 40 years has been to keep commercial development on Lincoln Hwy where the urban growth is. Mr. Blowers stated that he would like to see people that live in this community closer to their jobs where they can ride bikes to work or walk. Ms. Wortel just came back from Holland and stated that their model had stores on the first floor, residents on top and farmland in the back. Mr. Rutt is interested to see the age distribution and family components that will live in the complex. Mr. Lantz asked how far will the buildings be from the road. Mr. Venarchick answered about 100 feet. Mr. Hutchison stated this is a concept plan. Mr. Blowers encouraged the attendees to continue coming to meetings in regards to this plan.

Motion to approved Fernmore's Rockvale Master Plan, with the condition the applicant works to improve upon the designs for the non-residential structures and uses as part of a future master plan's updates and reference March 9, 2023 DMA letter with emphasis on buffering, made by Mr. Thornton which was seconded by Mr. Rutt and passed by unanimous voice vote.

- c. Stoltz Subdivision Plan #23-01: 324 Willow Rd

Removed item Number 9c under new business in the agenda. Requested by the applicant, will be addressed in future meeting.

### Action Items:

a. Township Planning Commission 2022 Annual Report

This is a requirement of the municipalities planning code that the Planning Commission prepares annually. They ask for the board's acknowledgement. Mr. Blowers noted that the Board acknowledges the annual report and asked the Board members to all take a look at it.

b. Appointment of SEO and alternate SEO

The previous SEO, Marvin Stoner, has decided to retire. The previous alternate SEO, Dale High, has been asked if he is interested and willing to be the primary SEO, which he is. Leonard Spencer, a certified SEO that works in the county, has been asked to consider being the alternate SEO, which he is.

Motion made by Mr. Meyer to appoint Mr. High as primary SEO and Mr. Spencer as alternate SEO which was seconded by Mr. Rutt and passed by unanimous voice vote.

c. Approval of SEO service rates

Mr. Hutchison stated the rates that Marvin Stoner had been charging were low and have not changed for a long time. The rates need to be updated. Rate information has been received by both Mr. High and Mr. Spencer and the schedule that has been put together based upon those rates which will serve the community well.

Motion to approve the new SEO service rates as presented made by Mr. Thornton and seconded by Mr. Demme which was approved by unanimous voice vote.

### Manager's Report:

a. Walnut Street Extension Project

Mr. Hutchison reported on the activity at the Walnut Street Extension project. There will be a closure at Millcross Rd from Pitney to Creek Hill Rd where they will be setting up the bridge. There will be closures and related detours beginning on April 3<sup>rd</sup> through early May. A few days will be needed to get beams set and intermittent days throughout the month to do decking.

b. Housing Plan Request for Proposals

Mr. Hutchison reported on the Housing Plan request for proposals. The proposals are due at the end of business day on Friday April 14<sup>th</sup>. Consultants have been making comments and questions and believe it's going to be a very attractive effort.



Adjournment:

On a motion by Mr. Meyer and a second by Mr. Demme with all voting in favor, the meeting was adjourned at 10:00 pm. The next Board of Supervisors meeting will be held on Monday, April 3, 2023 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,  
Ralph M. Hutchison  
Township Manager