

January 3, 2023

The East Lampeter Township Board of Supervisors met on Tuesday, January 3, 2023 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: Corey Meyer, Ethan Demme, Mike Thornton and Roger Rutt. Also, present was Ralph Hutchison, Township Manager and 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.

Also, In attendance:

None

Board of Supervisors Reorganization

a. Appointment of Temporary Chairman

Mr. Blowers asked Mr. Corey Meyer to serve as Temporary Chairman for the election of Chairman. Mr. Meyer agreed to do so.

b. Election of Chairman

Mr. Corey Meyer asked for nominations for the position of Chairman of the Board of supervisors for 2023. Mr. Roger Rutt made a motion to nominate Mr. John Blowers for the position of Chairman of the Board of Supervisors. Mr. Mike Thornton seconded the motion and it was passed by unanimous voice vote.

c. Election of Vice Chairman

Chairman Blowers asked the Board for nomination for the position of Vice Chairman of the Board of Supervisors for 2023. Mike Thornton made a motion to nominate Mr. Corey Meyer to position of Vice Chairman of the Board of Supervisors. Mr. Ethan Demme seconded the motion and it was passed by unanimous voice vote.

Public Comment (non-agenda items)

There was no public comment.

Consent Agenda

- a. Approval of the January 3, 2023 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, December 19, 2022 Regular Meeting
- c. Approval to pay invoices from all funds: Total - \$141,049.50

Corey Meyer made a motion to approve the consent agenda as presented by Chairman Blowers. Ethan Demme seconded the motion and it was passed by unanimous voice vote.

Annual Appointments

- a. Appointment of Solicitor – Blakinger Thomas Law Firm, Susan Peipher, Esq.
- b. Appointment of Twp. Engineer & Alternates – David Miller & Assoc., Becker Engineering, HRG Inc., Grove Miller Engineering and McMahon Associates
- c. Appointment of Vacancy Board Chairman – Mr. Dave Buckwalter
- d. Appointment of Depositories – PLGIT, M&T Bank; CNB Bank and Univest Bank
- e. Resolution re: Appointment of CPA firm to perform 2022 Audit – Herbein & Co.
- f. Appointment of PSATS Conference Delegates & Voting Delegate
- g. Appointments to LCTCB Board – Representative and Alternate
- h. Appointments of SEO and Alternate: Marvin Stoner & Dale High, respectively

Chairman Blowers reviewed the annual appointments to be considered as listed on the meeting agenda, including the firm of Blakinger Thomas Law Firm, with Susan Peipher, Esquire as the Township Solicitor; David Miller & Associates, Becker Engineering, HRG Inc., Grove Miller Engineering and McMahon Associates Township engineers and alternates; Mr. Dave Buckwalter to serve as Vacancy Board Chairman for 2023; PLGIT, M&T Bank, CNB Bank and Univest Bank as Township Depositories for 2023.

Mike Thornton made a motion to approve appointments a - d above which was seconded by Corey Meyer and passed by unanimous voice vote.

John Blowers referenced the Resolution for the Appointment of CPA firm Herbein & Company for the 2022 Audit inquiring if there was a motion to approve. Corey Meyer made a motion which was seconded by Roger Rutt. The motion carried by unanimous voice vote.

Resolution 2023-01

Mr. Ralph Hutchison will continue to be the voting delegate and all the Supervisors will be delegates for the PSATS Conference. Mr. Ralph Hutchison requested that all Board members advise in advance on whether or not they would attend the conference so that money is not wasted on registration fees to which all agreed to do so.

A motion for approval was made by Ethan Demme and was seconded by Roger Rutt. Motion passed by unanimous voice vote.

A motion was made by Ethan Demme to appoint Ralph Hutchison as the representative and Jenna Seesholtz as the Alternate to the LCTCB Board. Corey Meyer seconded the motion. It passed by unanimous voice vote.

Mr. Demme made a motion to appoint Marvin Stoner & Dale High, respectively, as SEO and alternate. This was seconded by Mike Thornton. Motion passed by unanimous voice vote.

Appointments to Vacant Positions & Reappointments

- a. Emergency Services Committee – Two Year Terms ending 12/31/24
 - i. Hand-In-Hand Fire Co. Representative – Paul Fisher
 - ii. Lafayette Fire Co. Alternate Representative – Dave Keens
 - iii. Lafayette Fire Co. Citizen Representative – Eric Bergstrom
 - iv. Ronks Fire Co. Representative – Dave Gribble
 - v. Witmer Fire Co. Alternate Representative – Michael Creamer

- vi. Witmer Fire Co. Citizen Representative – Chad Englerth
- vii. Township Supervisor Alternate Representative – Roger Rutt
- viii. Township Citizen Representative – TBD

Mr. Blowers indicated the Board will work on filling the Township Citizen Representative.

Motion made by Mr. Thornton to approve the above appointments for the Emergency Services Committee which was seconded by Corey Meyer. Motion carried by unanimous voice vote.

- b. Emergency Services Committee Appointment to fill unexpired term ending 12/31/23 – Lafayette Fire Co. Representative - Jason Beiler
- c. Emergency Services Committee Appointment to fill unexpired term ending 12/31/23 – Ronks Fire Co. Alternate Representative – Nate Church
- d. Industrial & Commercial Development Authority – 5 year term ending 1/16/28 – Ethan Demme

Motion to appoint the individuals in b - d above made by Ethan Demme. Mr. Rutt seconded the motion which was approved by unanimous voice vote.

Established of Treasurer's Bond Amount - \$740,000

Mr. Hutchison is the treasurer by ordinance and is required to be bonded annually. He stated the amount of the bond is based upon the Auditor's recommendation. He indicated the amount is the same amount that it has been over the past several years.

Mr. Rutt made a motion to approve the Treasurer's Bond in the amount of \$740,000. Mr. Thornton seconded the motion and it was passed by unanimous voice vote.

Old Business

- a. Request for Financial Security Release: The Reserve at Greenfield #16-02 - 355 Pitney Rd

Tara Hitchens indicated there are funds remaining because the stormwater facilities were not functioning appropriately for some time but they are functioning now.

Ethan Demme made a motion for the release of financial security which was seconded by Mike Thornton. The motion was passed by unanimous voice vote.

New Business

- a. Resolution re: DEP Sewer Planning Module – Paradise Energy #22-17: 2985 Lincoln Highway East

Ralph Hutchison explained one of the conditions for approval is Paradise Energy completing the required sewage planning process that requires the Board to adopt a resolution. They will be connected to the public sewage system and have estimated it will require 6 EDUs for service. Mr. Blowers question whether Paradise Energy was vacating the current building. Tara Hitchens stated they are moving their broadband and solar in to the Township. She did not know their intentions for their present location.

Ethan Demme made a motion to approve the Resolution. Roger Rutt seconded the motion and it was passed by unanimous voice vote.

Resolution 2023-02

Action Items

- a. Resolution re: Police Officer Contributions to Police Pension Plan (5%)

Mr. Hutchison indicated this relates to the police officer contribution to the pension fund. The Auditor General's office requires the Township adopt a resolution annually which has been reflected in the collective bargaining agreement.

Mr. Demme made a motion to approve Resolution re: Police Officer Contributions to Police Pension Plan (5%). Mr. Thornton seconded the motion and it was passed by unanimous voice vote.

Resolution 2023-03

- b. Resolution re: Non-Uniform Employees Contributions to Pension Plan (1.33%)

Ethan Demme made a motion to approve the Resolution. Corey Meyers seconded the motion and it was passed by unanimous voice vote.

Resolution 2023-04

- c. Mileage Rate approval – IRS Rate (\$0.655 / mile)

Mike Thornton made a motion to approve the increased mileage rate which is the current IRS rate. Corey Meyer seconded the motion and it was passed by unanimous voice vote.

- d. Transfer of file re: Bond Council

Mr. Demme made a motion to transfer the file of the Bond Council which was seconded by Mr. Meyer. Motion was passed by unanimous voice vote.

Glamping Discussion:

Mr. Blowers wanted to revisit the Glamping discussion from previous meetings to get the Board members thoughts on the proposal. Ethan Demme indicated the Board has done a good job changing some regulations of use to regulations of impacts. Regulating use is not as important to him. We have ordinances regulating noise, sewer, and stormwater which are all things that have an impact on the neighbors. He stated a bed and breakfast could be put in with 5 units rather than sleeping tents at the same location and there would still be the same impacts on the neighbors with traffic and parking. He indicated if there are concerns about the impact under the current zoning about a bed and breakfast then there should be a public discussion as to whether a bed and breakfast would be permitted at this location.

Mike Thornton indicated the applicants has a vision of a boutique type of use and indicated they need to be careful with an ordinance that would get so specific on a particular use. He said it is so close to the existing

ordinances for camping, bed and breakfasts and an AirBNB. He has a difficult time connecting glamping to a historical building. He referenced Ethan previously stating in a Board meeting how the historical building could be converted to a bed and breakfast. He believes the Board needs to be cautious when considering adjusting an ordinance for a particular use when very similar uses are already in place. In general, he does not see the location being used for glamping as fitting the character of the area. In the end, he is very hesitant to approve the applicant's proposal for glamping use.

Corey Meyer agrees with Mr. Thornton's thought and comments. He added a bed and breakfast is primarily indoors in his mind. He indicated camping/glamping would be a different use resulting in a different noise impact but believes the traffic impact would be the same.

Roger Rutt has a concern because when mapping the property there is a floodplain in the back and a historical barn that sits almost on Strasburg Pike and adding tent pads, which he is unsure if they would be permanent or temporary, presents numerous challenges in trying to come up with a glamping ordinance. With regard to traffic he believes traffic can be analyzed and worked around but there will always be traffic no matter what.

John Blowers spoke about zoning in general and to the impact of local government point of regulating impact versus use that is in place. Working to minimize impact is important. He believes there is a place for zoning in a suburbanized community that has a significant rural and agricultural sector. He indicated infrastructure is key for him and he does not believe this parcel of land on Strasburg Pike is meant for putting 6 20-ft diameter cabins. He stated the stormwater, floodplain, egress, parking etc. are covered under the existing ordinance. A bed and breakfast would not take up the existing meadow. He agrees with Mr. Demme's continued focus on things that can be done on this property but he does not believe a camping use is necessarily the best for the land as it is not in line with the neighborhood. The current ordinance allows for creative ideas to preserve the property and he would encourage using the ordinance to make the property economically feasible. He will have a discussion with Ralph Hutchison to come up with the overall thoughts of the Board to provide to the applicant, Ms. Obiama.

Manager's Report

Ralph Hutchison shared information from the last LIMC (Lancaster Inter Municipal Committee) meeting where there was a presentation from the City of Lancaster to expand their Bike Share Program beyond the city limits. He believes it is worth considering and obtaining more information as to how it may work along Route 462/Route 30, Route 340, Walnut Street Extension and Lancaster Heritage Pathway. He wanted to received input from the Board members about whether or not they want to pursue giving this program some consideration.

Adjournment

A motion was made by Corey Meyer and seconded by Ethan Demme to adjourn the meeting at 8:18 pm. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, January 16, 2023 beginning at 7:30 pm.

Respectfully submitted,
Ralph Hutchison
Township Manager