

June 26, 2023

The East Lampeter Township Board of Supervisors met on Monday, June 26, 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 7:30pm followed by the Pledge of Allegiance. In addition to Mr. John Blowers, Supervisors present were Mr. Roger Rutt, Mr. Ethan Demme and Mr. Mike Thornton. Also present in the meeting room was Mr. Ralph M. Hutchison, Township Manager and Ms. Tara Hitchens, Assistant Township Manager and Ms. Stephanie Leakway, Administrative Assistant. Mr. Corey Meyer was absent from the meeting.

The meeting was also held using Zoom, an internet web conferencing tool. A recorded statement was played regarding the use of Zoom for this public meeting which included instructions for the public to use in order to participate in the meeting via zoom.

Public Present in Public Meeting Room:

Chief Zerbe – ELTPD
Sonny F. Albright – TeamAg.Inc
Russ McDaniel – 4 Plymouth Ave
Nadine McDaniel – 4 Plymouth Ave
Craig Adams – 11 Clayton Ave
Chris Adams – 11 Clayton Ave
Lisa Garby 17 Clayton Ave
John Garby – 17 Clayton Ave
Ron Maurer 19 Clayton Ave
Cindy Maurer - 19 Clayton Ave
Gary Baum – 12 Clayton Ave
Joyce Baum – 12 Clayton Ave
Karen Mano - 13 Clayton Ave
Don Broderick II – 2187 Lincoln Hwy East
Dale E, Arment – 1657 Susan Ave
Tim & Victoria Wimer – 18 Clayton Ave
Benjamin Zentner
John Duffy – LNP
Tessy Jenks - 1811 Old Farm Lane
Jeffery Jenks – 1811 Old Farm Lane
Sue Orth – 3 Spring Dell Road - CUSEEDS

Also, In attendance via Zoom:

Al Zentner

Public Comment for Non-Agenda items:

Lisa Garby of 17 Clayton Avenue is inquiring about 10 Meadowview Drive. The property is in her neighborhood. It is on the corner of Clayton and Meadowview in East Lampeter Township. It is overgrown, there is a scent about the property, rodents, mold and no one is living there. She asked the Board what steps does she need to take to make the Township aware and do something about the property. Mr. Blowers and Mr. Hutchison were both unfamiliar with the property and unaware of the issues being reported. Mr. Blowers stated that the Board adapted a Nuisance Property Ordinance. The Ordinance states if the grass was above 6”, it is in violation of the Ordinance. Ms. Garby said the

property is in violation of the Ordinance. Mr. Hutchison stated that she can file a complaint using a form on the Township website. Ron Maurer of 19 Clayton Avenue said that he has been in contact with David Sinopoli, the Residential Zoning Officer at East Lampeter Township, so the Township staff is aware of the issue. It was Mr. Maurer's understanding that Mr. Sinopoli has sent out violation letters. Ms. Garby is going to fill out the form on the Township's website and follow up with the Township staff.

John Garby of 17 Clayton Avenue asked for an update on the complaints against the Tattoo Parlor on Lincoln Hwy that Gary Baum brought to the Board's attention at their meeting on June 5, 2023. Mrs. Joyce Baum reported that the majority of the cars causing parking problems in the Clayton Avenue neighborhood were from a local tattoo parlor around the corner. Mr. Baum stated that the shop was kind of taking over the neighborhood and said he provided a list of signatures from neighbors that would like the Township to act. He claims there is a lot of concern in the neighborhood about the tattoo parlor. Mr. Hutchison reported that the zoning staff is looking into the issue and are reaching out to the business owner. The complaint is being actively investigated. Mr. Garby asked if it is found that the business is in violation of zoning, what would be the Township's next steps. Mr. Hutchison answered that the landowner and business owner would be notified and given an opportunity to cure the violation. Mr. Hutchison clarified that during a Zoning Hearing Board meeting many years ago, the Zoning Hearing Board granted permission for a business to open in that building but it did not rezone the property. Mr. Garby asked if he would be able to see that decision where by Mr. Hutchison said yes and instructed Mr. Garby to fill out a Right to Know request form available on the Township's website.

Tim Wimer of 18 Clayton Avenue is requesting that the Township put a street light on the corner of Clayton Avenue and Plymouth Ave. He states that the area is very dark. Mr. Blowers said that the Township staff will look into it.

Consent Agenda:

- a. Approval of the June 26, 2023 Board of Supervisors meeting agenda
- b. Approval of the Minutes of the Monday, June 5, 2023 Regular Meeting
- c. Approval to pay invoices from all funds: Total: \$538,814.83

Of the funds, Mr. Blowers noted that \$42,790.00 will be paid to Martin Paving for double oil and chip road applications, \$66,325.52 will be paid to the Township Fire Companies for the quarterly contribution (\$16,581.38 each), \$16,256.68 will be paid to ARC Document Solutions for the on-going file scanning project, \$9,000.00 will be paid to Herbein & Company for the 2022 Audit Services, and \$10,501.00 will be paid for the quarterly library contributions (\$3,810.00 for Manheim Township Library, \$2,377.00 for Pequea Valley Library, \$2,211.00 for Strasburg Library and \$2,103.00 for Lancaster Library).

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

Recognition of Life Saving Actions

Chief Zerbe stated that it is a rare occasion for the Township to recognize and present lifesaving awards to three citizens of East Lampeter Township so tonight is truly special. First, he asked Mr. Jeffery Jenks to the podium. Chief Zerbe read the state of recognition presented to Mr. Jeffrey Jenks for his outstanding lifesaving efforts which occurred in April 2023. On Monday, April 17th at approximately 3:43pm, Mr. Jenks observed a vehicle traveling westbound to the 2500 block of Lincoln Highway East

which veered off the roadway, striking a signpost and continued traveling into a field at which time it caught fire. Mr. Jenks, without consideration for his own safety, approached the vehicle along with another civilian, Mr. Benuel Stoltzfus who could not be present tonight. Together they assisted and removed the disoriented driver from the vehicle just as the vehicle became engulfed in flames. Mr. Jenks' and Mr. Stoltzfus' immediate actions prevented the injured driver from having further significant injury or loss of life. It is for these actions that the Township of East Lampeter presents this letter of commendation with our sincerest appreciation and thanks to Mr. Jeffery Jenks. Mr. Benuel Stoltzfus will be provided the same letter of commendation.

Next, he asked Ms. Dae'ja Montano to join him at the podium. Chief Zerbe read the commendation recognizing Ms. Dae'ja Montano for her out-standing lifesaving efforts which occurred on June 4th 2023. On Sunday the 4th of June, at approximately 5:14pm, the East Lampeter Police Department was dispatched to Rosewood Terrace community swimming pool for a drowning, unconscious male, age 5. Upon arrival, officers discovered the child was conscious but regurgitating a large amount of water. The on-scene investigation revealed that the child was swimming with friends when Ms. Montano observed the child was in distress and not moving. Ms. Montano pulled the unconscious child from the water and immediately began CPR, resuscitating him. Ms. Montano's attention to her surroundings and her immediate actions directly resulted in the saving of another's life. Had Ms. Montano not been at the scene or not taken the fast action she did, this likely would have had a tragic ending.

Swearing in of Police Officer – Andrew Zentner

Chief Zerbe invited Mr. Andrew Zentner to the podium to be sworn in as an East Lampeter Township Police Officer. Mr. Zentner recently graduated from Lancaster Bible College with a degree in Criminal Justice and will attend the HACC Police Academy beginning on July 5, 2023. Mr. John Blowers recited the oath of officer with Mr. Zentner responding.

Mr. Blowers stated that the Board had sworn in a number of new officers within the year so Officer Zentner is joining a new class of individuals coming into East Lampeter Township. He expressed that Officer Zentner is accepting a significant role at one of the top police forces in Lancaster County if not the region. He stated that it is a very unique role and over the past few years there has been a great deal of discussion and focus placed upon law enforcement and rightly so. At East Lampeter Township, we are a Board of elected individuals who wholeheartedly support our police force. We are a community where our citizens serve their community and look at the police department to be of service to them. Mr. Blowers ended by saying welcome aboard, congratulations and good luck at the police academy.

Old Business:

a. Time Extension re Beiler Stormwater Management Plan #23-03: 47 Hartman Bridge Road
The applicant is continuing to work on review comments provided by the Township Engineer and needs an additional 90-days for the plan to be ready for Board review and action which would take it to September 24, 2023. This is the second time extension requested by the applicant. The first extension will expire today, June 26, 2023

Motion made by Roger Rutt to approve the Time Extension re Beiler Stormwater Management Plan #23-03: 47 Hartman Bridge Road for 90 days until September 24, 2023 which was seconded by Mike Thornton and unanimously approved by voice vote.

b. Housing Plan Update and Discussion

Mr. Hutchison updated the Board on the Housing Plan efforts that the Board had authorized earlier in the year. The kick-off of the Housing Plan was held with 4ward Planning Inc., the selected consultant, and the steering committee on Monday, June 12, 2023. Township staff is assisting the consultant with

background information as they begin their work. The Housing Plan is scheduled to be completed in the first quarter of 2024. Mr. Blowers stated that Vice Chairperson Corey Meyer shared his thoughts in an e-mail. Mr. Blowers stated that there have been numerous discussions around the country about the housing crisis, cost of housing, types of housing, mix of housing, quality of housing etc. Housing has been an issue throughout the nation. For the past 3-5 years, the Board of Supervisors have been working on creating new housing opportunities in East Lampeter Township. A master plan has been presented for Rockvale with 500 apartment units, Greenfield North is proposed with 628 apartment units to be started this year. The Township has been working very hard with a number of developers that are presenting different housing types and different housing options to the Township so sites that are being under used can be redeveloped. The Board is looking for creative developers to work with the Township to build a mix of housing options and types. The cost of housing is directly tied to the quantity of residents and the availability of housing. East Lampeter Township cannot resolve this issue on its own. Supervisor Ethan Demme has been working with staff over the past 10 years to allow ADUs (Accessory Dwelling Units) where a home owner can rent outbuildings on their property or unutilized spaces within their homes. Mr. Blowers reported that the Township has hired a consultant to do an extensive study of the housing types, housing availability, costs and locations in East Lampeter Township. The Board of Supervisors will receive the results of the study and overview to see what can be done over time in East Lampeter Township to work to resolve the housing issue here. Lancaster County is also planning on doing a study of this nature and was pleased that East Lampeter has taken the lead. They suggested waiting until their study is complete but Mr. Blowers stated that East Lampeter Township is going to do this on their own, now, as the Township does not want to wait. East Lampeter Township and Lancaster County will share information generated by their two studies with each other and collaborate. East Lampeter Township may have to change their growth plan policies or update it after the County completes their study. The Township will work with the County to help get this issue moved towards a resolution. Mr. Demme also suggested zoning changes that allow residential housing to be built on properties where it is currently not allowed. Mr. Demme indicated that he wished to discuss the low hanging fruit available in the Township today. The housing study will create a comprehensive outlook but the data is changing quickly. In order for Lancaster County to even catch-up to the demand, they will need to immediately create between 18,000 and 20,000 units and then develop 2,000 units per year to keep up with the projected population growth. The sequence of events in East Lampeter Township, in terms of resolving the housing issue, started in 2016 when the Board passed an updated zoning ordinance that allowed infill development in our mixed-use and village areas and our three residential zoned areas. The Township has a track record of doing a lot of really good infill projects. The Board then allowed Accessory Dwelling Units and made them legal. They amended the zoning in the business park district to add much more density and units. They amended the zoning ordinance to add the Rockvale overlay and build apartments and revitalize the land not needed for retail anymore. Since 2020, there have been many discussions to expand residential housing into the commercial zones. Mr. Demme would like to specifically discuss the C-2 zones in the Township because every time the Board has updated their zoning to allow housing, people have come into the Township. Mr. Demme would like to see smaller developers come in and revamp the C- 2 areas that do not have the amount of money and resources needed to individually request a change in zoning that the bigger developers have.

Mr. Demme proposed making small incremental changes by adding housing as an option in the C-2 zone. There are many parcels that have been dirt for years that could be great opportunities for housing. The Township has three options: 1) Allow residential housing as an option in the C-2 zone, 2) Expand the urban growth area and build on the open space and farmland available (which is not something the Board wants to do), or 3) Increase density and do infill projects.

Mr. Demme made a motion from a prepared resolution. Where as the C-2 zoning district has been designated to meet a broader variety of retail needs of the community the immediate surrounding areas since 2016 thereby limiting the potential for residential development within the district and whereas there is a diminishing need for retail and a growing need for housing options uses that support housing within our community and whereas the need for housing is putting pressure on farmland in our community and utilizing available land within our existing infrastructure in our growth boundaries residential uses specifically the C-2 zoning district would help address this pressing issue and allowing housing in the C-2 zoning district would promote mixed-use development and create a vibrant and walkable neighborhood and enhance community interaction and support local businesses. The resolution that is put forth in a motion would be that the Board of Supervisors directs the East Lampeter Township staff to undertake the necessary administrative actions to draft an amendment to the zoning ordinance to allow the construction of residential housing related to the district similar to their allowance in the C-1 zoning district, bring the draft amendment back for discussion and approval. Mr. Rutt emphasized that East Lampeter Township has always been very protective of the urban growth boundaries and the preservation of open land and farmland. Mr. Thornton stated the scope of the work for the Housing Study is going to be done by February 2024. The scope is going to be really comprehensive. He feels the Board should wait until the study is completed and not rush into a decision when a list of issues will come out with the study. Mr. Thornton feels if East Lampeter Township makes significant zoning changes now, the bigger firms that have all the infrastructure needed would jump in. He is worried that the Township will miss an opportunity that could be more comprehensive after the study is done. Mr. Demme replied saying that a consultant is not needed to tell the Board that residential development is needed in the C-2 zoning district. It is the lowest hanging fruit there is where the Township has existing infrastructure already and where housing was previously permitted before the 2016 zoning ordinance changes. He reemphasized that smaller developers would be able to build if zoning was changed since they do not have the financial ability to come to the Board on an individual basis like the bigger developers do. Mr. Thornton firmly believes that the Board should not make any changes until the study is completed. He believes that is the responsible thing to do. Mr. Demme believes that no time should be wasted in rezoning the C-2 District when the Board knows that the study will show it needs to be done and used examples of the amount of time it takes for action to happen with developers. At times it takes many years from a rezoning to breaking ground like it has with Rockvale. He would like to get the ball rolling with rezoning the C-2 so independent developers can break ground soon (there are many good independent developers in the area) instead of waiting for the study not only to be completed but implemented in phases. Mr. Hutchison stated that East Lampeter Township has done many good things with housing over the years and will continue. He agrees that no changes should be made until the housing study is completed. He does not know if the housing study will say that the C-2 District should include residential housing. He does not think it is wise to do something now and find out after the study that it was the wrong thing to do. He also stated that certain things can be implemented more quickly if the Housing Study shows there is an opportunity (low hanging fruit) for the Township. Mr. Blowers told the residents that he and Mr. Demme serve on the body of Lancaster Intermunicipal Committee which is the governing bodies of Lancaster City and the surrounding eleven municipalities. Mr. Demme and Township staff were at a presentation recently which included the Lancaster Housing and Redevelopment Authority. The Authority encompasses a coalition across the county dealing with homelessness including in East Lampeter Township. The coalition is working to identify individuals dealing with homelessness. Some of the Township's hotels along Lincoln Highway East are serving as temporary housing for some of these individuals. East Lampeter Township cannot solve the homeless problem in our community by ourselves so we are a part of this coalition with our neighbors so we can be part of the solution with developing housing that people can afford. Mr. Don Broderick II of 2187 Lincoln Hwy East, who is in the housing business, stated that throughout the Township there is a lot of land not being used where business have closed. He would like to see affordable housing being built on those

properties soon. He wishes this was done five years ago. He agrees that working with big or small developers is a good move. John Garby of 17 Clayton Avenue asked for the Board to define affordable housing. Mr. Demme answered that affordable housing is when a person is spending 30% of their take home income on housing. Mr. Garby answered that he does not know if he would ever be able to spend only 30% of his income on housing. Mr. Blowers stated that the Township is looking for ways to have the appropriate amounts of land and land in the right places that are zoned for a mix of housing from 600 square foot apartments to 3000 square foot condominiums to a manufactured housing community to houses with big lawns. The right infrastructure is needed for developers to come in and meet the market demands. He wants the residents of East Lampeter Township to have choices. Mr. Thornton stated that the statistics show that the County is behind 18,000 to 20,000 units and asked what kind of units are needed. Mr. Demme answered affordable units. Units where the owner or renter is spending 1/3 of their take-home monthly income on housing. Most of the people renting in Lancaster County right now are spending over 50% of their income on housing. Mr. Thornton stated that there is going to be at least three public meetings and twenty stake holder discussions to help identify all the issues facing the Township and the housing needs. The public input is needed so the Board can make responsible decisions and truly meet the needs of the public. Susan Orth of 3 Spring Dell Road asked what the harm would be in making a change now instead of just waiting. She stated the Conestoga Valley school social workers identified 170 homeless kids in District. A lot of these children are living in hotels. Why not build on the empty lots now and move some of these families out of these hotels where it would be a better environment for the kids. Mr. Blowers stated comprehensive growth planning, appropriate zoning, having zoning of different means, having different uses within zoning districts is all a large conversation. Mr. Hutchison agrees and added that Mr. Demme's statistics about the county's needs are accurate. East Lampeter Township is hoping the study will show them what their share is and determine the appropriate amount they need to contribute to the solution. He added the Township does not know the answer yet.

The previous motion made by Ethan Demme to have the Board of Supervisors direct the East Lampeter Township staff to undertake the necessary administrative actions to draft an amendment to the zoning ordinance to allow the construction of residential housing related to the district similar to their allowance in the C- 1 zoning district, bring the draft amendment back for discussion and approval did not have a second to the motion, therefore the motion died.

New Business:

a. Gish's Furniture Land Development Plan #23-05: 2217 Lincoln Highway East
Chris Venarchick of RGS Associates was present representing the Gish's Furniture Land Development Plan. The property is owned by the applicant and they are proposing to develop the property located on the north side of Lincoln Highway between the Sonic and Humane League. The applicant is proposing to demolish the existing buildings on the sites and consolidate the lots. Three new buildings are proposed, a 120 room hotel, a furniture store, and multiple retail type tenants. The property currently has two parcels that are old and in disrepair. Combined there are 6.7 acres and they are zoned C-3. Currently there are four driveways that connect along Lincoln Highway which would be removed and replaced by a singular egress. The application has been submitted to PennDOT. The northern property is along Mill Creek and has vegetation so the stormwater would drain from to the south to the north towards Mill Creek. The stormwater will be managed by a surface and subsurface facilities. The site is served by public sewer and water by the Township Sewer Authority and the City of Lancaster and will remain so. The land development plan was submitted on March 17, 2023 and the applicant did receive a recommendation on June 13, 2023 from the Planning Commission after their review of the plan. They have recommended conditional approval of the plan and requested waivers, subject to the review comments provided by the Township Engineer, Township Traffic Engineer and

County Planning Department. The Planning Commission recommended the plan make provisions for pedestrian and vehicular connections to the neighboring properties, including Dutch Wonderland, and to include a pedestrian path from the hotel at the rear of the site to Lincoln Highway which has now been implemented into the current plan. There will be 242 parking spaces, which meets the requirement, with no parking on the east side of the property and an access easement to the neighboring property on the east. The applicant has made many attempts to acquire the property where Sonic currently stands. They have not planned access easement on the west side as that adjoining owner has no desire to sell. They also added a bike rack to the plan per the Lancaster County recommendation. The application has been provided to the Lancaster County Conservation District and changes to the plan have reflected their comments. Mr. Blowers asked about point two in the David Miller Associates letter dated 5/19/2023. Mr. Venarchick answered that they have spoken to the traffic engineer and there would be no problem adding a traffic control signal equipment easement. Mr. Hutchison stated that the Lincoln Highway Streetscape Plan contemplated, in the future, having a traffic signal at the intersection of Millstream Road and equipment poles and cabinets would be on the corner of the property. He recommended creating an access easement on the western side of the property as well because of the possibility of the location being a signalized intersection in the future. Mr. Blowers, referring to the David Miller Associates letter dated 5/19/2023, counted 7 modification and recommendations and asked Mr. Hutchison if the staff have any concerns. Mr. Hutchison answered no unless there is a concern for addressing any of the items listed from the applicant. Mr. Venarchick went through each item and stated he does not have any concerns. Access easement to the west could be achieved. They would have to move three parking spaces to another area of the property which would not be a problem. Mr. Demme asked if they would be opposed to an easement for construction in case an opportunity presents itself in the future. Mr. Venarchick answered that they would need to understand the rights of easement. Mr. Hutchison added that the opportunity for movement between the two properties would be valuable in the future. A barricade can be made until then. Mr. Blowers stated the easements to the east and the west need to be shown on the plan now. Mr. Venarchick stated it will be done.

Motion made by Mike Thornton to conditionally approve the Gish's Furniture Land Development Plan #23-05: 2217 Lincoln Highway East based on the David Miller Associates review letter dated 5/19/2023 as well as comments from the Township Traffic Engineer, the County Planning Department, and recommendations from the Township Planning Commission for pedestrian connections to the neighboring properties including preparation of construction easements on the east and west sides of the property which was seconded by Roger Rutt and unanimously approved by voice vote.

b. Resolution re DEP Sewer Planning Module - Gish's Furniture: 2217 Lincoln Highway East Now that the Gish's Furniture Land Development Plan #23-05: 2217 Lincoln Highway East has been approved, the Resolution for PA DEP Sewer Planning Module for the site needs to be submitted in the form of a motion of the resolution.

Motion made by Ethan Demme to approve the Resolution PA DEP Sewer Planning Module - Gish's Furniture: 2217 Lincoln Highway East as presented which was seconded by Mike Thornton and unanimously approved by voice vote.

c. Beiler Stormwater Management Plan #23-08: 2061 Jarvis Road

Sonny F. Albright, engineer in training with TeamAg. Inc. representing Sam Beiler, was present. The site is situated across from the train tracks. The site has already been developed with a barn, gravel area, hoop house building and dwelling, some of which have not been accounted for in a stormwater plan. This stormwater plan is to correct that issue as well as a potential new structure on the property. The stormwater will be managed by the proposal of a trench and advanced pipes with all the diversions

and outlets needed. The plan has been reviewed by David Miller Associates and they provided a review letter on June 21, 2023 which has only the financial security, in the amount of \$10,125.00, in the comments. They are requesting the conditional approval of the plan, with no waivers or modifications required, conditioned upon the approval by the Board of the financial security amount and execution of the stormwater operation and maintenance agreement.

Motion made by Ethan Demme to approve the Beiler Stormwater Management Plan #23-08: 2061 Jarvis Road conditioned on the June 21, 2023 letter from David Miller Associates and accepting the probable cost of \$10,125.00 for financial security which was seconded by Roger Rutt and unanimously approved by voice vote.

d. Informal Discussion re Possible Zoning Amendment to Permit Self-Storage Use in C-3 Zoning District – East Towne Center

Mike Murray with the law firm of O'Donnell Weiss was present on behalf of the owners of East Towne Center. Three of the owners or their representatives were also present. In the early 1970's this facility was an indoor mall which later was converted to an outdoor shopping facility in the 1990's. There are portions of the buildings that have been vacant for six year mainly because they do not have access to the front of the shopping center. Access in the back of the center is not desirable to normal retail establishments. The owners would like to convert these buildings to climate controlled self-storage. Mr. Murray stated that there is a growing demand for self-storage units with people downsizing or living in places with little storage available. He showed an example of a CubeSmart self-storage facility at the Coventry Mall, where the owners received zoning approval for a vacant space that had no functionality for retail because the building and entrance were located in the rear of the structure. These types of storage units are used by people who are storing seasonal and/or personal items, not large items delivered in semi-trucks. There would be a small retail space at the entrance for management and employees to sell moving boxes, tape and other packaging materials. The facility would provide a few hundred self-storage units. They would like to create a mezzanine level with a lift so there would be two stories of self-storage units available, approximately 80,000 to 100,000 square feet total would be used for such use. Self-storage was added to the Township's mixed-use zoning district and the owners modeled and tailored the language in their submission to mimic that zoning change. They have had discussions with the Township staff as to how to fill this space and this is what the owners felt fit best. Mr. Blowers asked about the amount of traffic this would bring. He does not envision a large amount of people at the same time. Mr. Murray stated that under the zoning ordinance, twelve parking spaces would have to be provided. The studies that CubeSmart conducted showed that no more than three individuals are there at any one time. Staff would be there during daytime hours and there will be 24/7 security cameras which would make the area more secure. Mr. Murray also stated that if they demolish this part of the structure, they would have to construct a new exterior wall system. There is enough room in the back for two lanes of traffic per Mr. Murray. Mr. Thornton asked if there would be some 3rd party businesses connected to the storage facility such as movers. Mr. Murray answered no, only the person renting the storage unit would have access. Mr. Thornton also asked how they would make sure that items that are being stored are not items that are not allow. Mr. Murray answered that the building will be monitored with cameras and there will be management monitoring the cameras at all times. A renter would not be able to access the building without a key fob and there are no outlets in the storage units so no one would be living in the storage units. Mr. Thornton stated that he can envision the occasional box truck being used to move in some items. Mr. Murray stated that there is enough room available. Mr. Rutt asked if they would allow an individual to rent multiple units and use it as an inventory space for a business. Mr. Murray answered that renters are required to follow the no business rule so it would not be allowed. One of the owners stated that they want to create a beautiful facility that puts the customer at ease and insures their items will be cared for and the facility is safe and secure as well as their customers. The Planning

Commission suggested that 100,000 square feet of storage space is too large. The owners stated that they are not adding to the building, the space already exists, it would be on two levels, there will be many corridors and hallways so it will not be 100,000 square feet of just storage units. They would also provide a life safety plan.

Mr. Demme stated that if this was one project for one property and existing space being utilized, a simple zoning amendment would make sense but this would also apply to other large properties where the Township does not potentially wish to allow this use. It will open an entire can of worms. Mr. Hutchison stated that Township staff does see operational problems associated with this proposal and the mixture of existing tractor trailer traffic and pedestrians, which is typically not a mixture that is promoted, will be an issue. There are concerns about security because it is an isolated area and the opportunity for problems will exist. Getting to the back of the structure to the storage facility is going to be a problem because of the semi-trucks serving the other businesses and blocking traffic completely. He suggests the best way to resolve these issues and give the Board the opportunity to go forward with this is to go through a Land Development process. The owners stated that they cannot afford going through a Land Development process and insist it is completely unnecessary and ultimately the space would remain empty. They will solve any issues that may arise when it comes to access because they do not want customers to complain that access is a problem. They insist that the Township is making an issue where there is none. Full blown land development does not make sense. They insist they will create a first-class operation.

Mr. Hutchison stated that there would have to be changes in the arrangement of parking spaces at a minimum so people can access the doors. Mr. Blowers stated that he is not seeing potential use of the facility that rises to the level of those requirements. He does not see a blocking of the flow of traffic for the users of the storage facility. He sees an ideal use for utilizing that space in the back of the center. The owners added that people will not be coming there during the work week when the tractor trailers are there. They will be there on the weekends and after work.

Mr. Hutchison stated that Township staff is happy to work with the property owners to develop an amendment to the Zoning Ordinance to present to the Board. Mr. Thornton suggested limiting the size to prevent some of the issues related to the proliferation of the use. He stated that it is such a unique spot to be used in a productive way. The owners stated that 2-3 employees will be there from 9am – 6pm and surveillance will take place at all times. The area will also be well lit to keep people safe. Mr. Blowers stated that Township staff is willing to work with the owners and create an amendment that will work for everyone.

Action Items:

- a. Reappointment to Park Board – 5-year term to 5/5/28, Mr. Chris Chretien

Mr. Chretien has been a member of the Park Board since 2011 and has been serving as Vice Chairperson since 2017. His term on the Park Board expired on May 5, 2023. Due to an oversight by the Township, he has yet to be reappointed for another five years. Mr. Chretien has stated he would like to continue to serve on the Park Board for another term.

Motion made by Mike Thornton to reappoint Chris Chretien to the Park Board until May 5, 2028 which was seconded by Roger Rutt and unanimously approved by voice vote.

Manager's Report:

- a. Lincoln Highway Streetscape Plan Implementation Update
 1. Trail from Strasburg Pike to Overview Road

The Township recently received PADOT approval of the “Scoping Field View” form and can now work to finish the environmental clearance. Preliminary design will begin after the environmental clearance is received. A plan presentation display is planned for September similar to the Gateway project.

2. Western Gateway Project (Strasburg Pike to Harvest Road)

Design work continues through PADOT’s consultant. Although subject to change, at this time, according to PADOT’s schedule, this project is scheduled to be bid in December 2024 and go into construction in 2025.

3. Phase 3 Project

Design and permitting work for this Township lead project continues. The limits of this project are currently from the Dutch Wonderland / Tanger Outlet intersection to Bowman Road. It continues to progress and is expected to go out to bid later this year with construction starting next year.

4. Rockvale Trail

Based upon the Master Plan for the redevelopment of Rockvale Square, the planned trail from Bowman Road through the development to Hartman Bridge Road will be completed as a part of the applicant’s redevelopment project. (a distance of about 0.75 miles)

5. Lincoln Highway at Rt. 896 intersection improvement

This PADOT lead project is expected to be bid in September 2023 and go to construction in 2024. This project will upgrade the signal equipment to the decorative style and upgrade the crosswalks to the stamped asphalt and color that will match the crosswalks at the Oakview Road and Route 30 intersection. The signal equipment will also be changed to poles and mast arms to hold the signal heads rather than the current span wire.

6. Private Projects

A number of private projects that we know are moving forward, will also serve to complete sections of the planned streetscape improvements in addition to the significant number that have already been completed.

7. Missing segments

The segments that have not been included in any plans are:

- Harvest Road to Dutch Wonderland / Tanger intersection (about 0.60 miles, bridge over Mill Creek is a significant obstacle; portions have been deferred as part of private land development plans)
- Bowman Road to Rt.896 (about 0.50 miles, bridge over tributary to Mill Creek is a significant obstacle)

b. Connects 2040 Project Update

Lancaster Heritage Pathway (LHP) extension along Walnut Street and along Pitney Road
These two segments of the LHP were originally planned to be studied as separate projects. However, PADOT has determined that they will have to be studied together essentially as one planning project. Township staff is working with Manheim Township and the City of Lancaster on this project. Funding is being provided through the County’s Connects 2040 Transportation funding program. A request for consultant Statement of Interest (SOI) will soon be published in PADOT’s ECMS system. Once received and reviewed to select the best qualified consultant (without regard to cost), the selected consultant will then submit a cost proposal based upon the scope of work. Lincoln Highway improvements are

recommended by the Bridgeport Mobility Plan from Tennyson Drive to Greenfield Road. Township staff has not yet started to work on this project to be designed by the Township. The County has agreed to fund the construction of the designed improvements through a TIP project in 2026 or 2027.

Additional Public Comments:

Ron Maurer questioned where the Bridgeport plan stood and where it could be found on the website. Don Broderick II indicated that panhandlers continue to be a concern. Mr. Blowers noted that they have a right to free speech per court cases. Mr. Maurer questioned if Walmart could remove them from their property. Mr. Hutchison noted that they could. Mr. Thornton stated that the Board has been looking at an aggressive panhandling ordinance. Mr. Demme indicated more housing needs to be built.

Adjournment:

On a motion by Mr. Mike Thornton and a second by Mr. Roger Rutt with all voting in favor, the meeting was adjourned at 10:25 pm. The next Board of Supervisors meeting will be held on Monday, July 17, 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 for more information.

Respectfully submitted,

Ralph M. Hutchison
Township Manager