

April 2, 2018

The East Lampeter Township Board of Supervisors met on Monday, April 2, 2018 at 7:30 pm. at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Mr. Dave Buckwalter. In addition to Mr. Buckwalter, supervisors present were: Mr. Corey Meyer, Mr. Ethan Demme, Mr. Glenn Eberly and Mr. John Blowers. Also present was Mr. Ralph Hutchison, Township Manager.

The following persons signed in as being present in the audience:

Michaela All, representing Lancaster County Land Bank  
Matthew Sternberg, representing Land Bank Redevelopment Authority  
David Bitner, representing Dutchland  
Shakher Patel, representing Latmi  
Justin Eby, representing Lancaster Co Land Bank  
Lynn Commero, representing LNP  
Jeffrey Cutler,

Public Comment (non agenda items)

Jeff Cutler had a question about the redistricting, He wanted to know if it affects East Lampeter Township or not. Mr. Cutler also wanted to know about \$25 million debt. His question was how does the Township plan on paying it off and how soon? Mr. Hutchison answered Mr. Cutler's question by stating the redistricting that Mr. Cutler is questioning will not affect East Lampeter Township. Mr. Buckwalter also informed Mr. Cutler that he might want to bring this up to the State Legislators. Mr. Hutchison mentioned that we manage our debt through the annual budget process and that the Township makes their required debt service payments. He also stated that most of the debt that Mr. Cutler was referring to pertains to the Sewer Authority rather than the Township. The Township does have obligations to cover those debts.

Consent Agenda

- a. Approval of minutes of the Monday, March 19, 2018 Regular Meeting
- b. Approval to pay invoices from all funds: Total \$320,026.84
- c. Time Extension request to record conditionally approved plan: The Villas – 2117 Old Philadelphia Pike

Chairman Buckwalter presented the bill to be paid from various funds for the total amount of \$320,026.84. He mentioned the large payment amount of 35,848.89 to Messick's for a new park tractor. \$57,000 made to PNC bank for a debt. Mr. Buckwalter also mention that Time extension is request for The Villas -2117 Old Philadelphia pike for additional 45days and that Township staff is recommending the approval.

Mr. Meyers made a motion to approve the consent agenda as presented. Mr. Demme seconded

the motion and it was passed by unanimous voice vote.

Presentation re: County Land Bank - LCHRA

Mr. Justin Eby & Michaela Allwine of Housing & Community Development were in attendance to present their presentation of the Lancaster County Land Bank.

After the presentation and brief discussion Mr. Buckwalter stated they should revisit Lancaster County Land Bank at a future Board meeting.

Old Business

None

New Business

- a. Public Hearing – Rezoning Application , 30 Harvest Road & 2151 Lincoln Highway East: R-3 to C-2

David Bitner with RGS Associates presented his presentation for 30 Harvest Road & 2151 Lincoln Highway East looking to rezone these two properties from an R-3 to a C-

- b. Consideration of Zoning Ordinance Amendment Adoption to rezone land

After a brief discussion, Mr. Blowers made a motion to approve the Zoning Ordinance as presented by changing the classification of two tracts of land located at 30 Harvest Road & 2151 Lincoln Hwy from the current zoning of residential (R-3) to a general commercial (C-2). Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

**Ordinance No. 335**

Action Items:

- a. Public Hearing – Noise Ordinance  
None

- b. Consideration of Noise Ordinance Adoption

Mr. Demme made a motion to adopt the Noise Ordinance with the modifications presented by Township staff as well as modifying section 6 B.3 to prohibit the recreational gas-powered off road vehicles between the hours 10:00 pm - 6:00 am consistent with the rest of the ordinance. Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

## **Ordinance No. 336**

c. Proposal for Consulting Services re: LERTA

Mr. Demme made a motion to table the LERTA proposal. Mr. Meyer seconded the motions and it was passed by unanimous voice vote.

Manager's Report:

a. MS4

Mr. Hutchison mentioned that Township staff is continuing to their work with MS4. He stated Charity has provided summary of events, projects, business & goals. Township staff is still working on the proposed stormwater fee analysis and that it is getting closer to the point where Township will have recommendations for the Board to consider. Mr. Hutchison also mentioned that himself Mr. Buckwalter and Mr. Eberly attended a LCATS meeting on March 27<sup>th</sup> and heard some concerns about DEP's reviews of the Pollution Reduction Plan. Mr. Hutchison stated that since the meeting he has received a copy of the review letter and that he and Charity read it carefully and feels that at this time there's no deep concerns with the review comments.

Adjournment

A motion was made by Mr. Meyer and seconded by Mr. Blowers to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, April 16, 2018 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison  
Township Manager