

**April 15, 2024**

The East Lampeter Township Board of Supervisors met on Monday, April 15, 2024 at 7:00pm 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 Corey Meyer called the meeting to order at 7:00pm followed by the Pledge of Allegiance. In addition to Mr. Corey Meyer, Supervisors present were Mr. Roger Rutt, Mr. Ethan Demme, Mr. Mike Thornton and Mr. Ted Gallagher. Also present in the meeting room was Mr. Ralph M. Hutchison, Township Manager, Ms. Tara Hitchens, Assistant Township Manager, and Ms. Stephanie Leakway, Administrative Assistant.

**Public Present in Public Meeting Room:**

Michael Itwaru – Lancaster Online  
Glenn Eberly – 119 N. Ronks Road  
Tim Lapp – 165 Witmer Road  
Steve Zerbe – ELTPD  
Spencer Fulk – 110 Pitney Road – Dart  
Doug & Sherry Sensenig – 2209 Creek Hill Road  
Tim Trostle – Strausser Surveying – Daniel King  
Victoria Edgerley – 365 Enterprise Drive

**Also, In attendance via Zoom:**

None

**Public Comment for Non-Agenda items:**

Victoria Edgerly of 365 Enterprise Drive addressed the Board. She recently visited the Southwest United States and was disappointed to find out that the City of Lancaster adopted language to be a sanctuary city while the County has declared itself non-sanctuary. Ms. Edgerly claims that the County is suggesting that the townships create a resolution stating that they are non-sanctuary areas. She defined a sanctuary area as a place where if someone commits a crime, the police are not permitted to ask if they are a legal citizen of the United States and not allowed to call in federal agencies such as ICE. She defined a non-sanctuary area as a place where the police have the ability to ask if someone is illegal and to call in federal agencies. Ms. Edgerly provided copies of a resolution from Columbia Borough regarding their non-sanctuary status. Mr. Demme asked who prepared the County document asking the surrounding municipalities to adopt resolutions declaring themselves as non-sanctuary areas. Ms. Edgerly answered that she is not sure who the specific person was but she received an e-mail that was forwarded from a “Free PA” representative that now lives in Arizona. Mr. Gallagher stated that the East Lampeter Township Board of Supervisors is pro-constitution and pro-police that support legal immigration. The East Lampeter Police Officers are sworn to follow the Constitution and the laws that are on the books.

Ms. Edgerly also addressed another issue which is with the Library funding of East Lampeter Township and the Lancaster Library after the Drag Queen Reading. Mr. Demme answered that the Township gives approximately \$1.50 per capita to the libraries which is divided between the top libraries that East Lampeter Township residents use which is currently Manheim Township, Strasburg Heisler and Lancaster Public Library. She claims that residents that homeschool their children use the library as a resource and do not want to be exposed to special interest groups. She stated that Lancaster Public Library should be defunded and restrictions put into place.

Doug Sensenig of 2209 Creek Hill Road also addressed the Board. He was going to address the Board with the same issues as Ms. Edgerly without knowing she was going to do so. He feels it is important

to check in with the Township to ask if there have been other requests to create a resolution making East Lampeter Township a non-sanctuary city and if so, will the Board consider it. He also brought copies of Columbia Borough and Lancaster County's resolution for the Board to look at and consider. He also believes that East Lampeter should hold funds from the Lancaster Library, similar to East Hempfield, until something is set into place that protect tax dollars.

**Consent Agenda:**

- a. Approval of the April 15, 2024 Board of Supervisors Meeting Agenda
- b. Approval of the Minutes of the Monday, March 18, 2024 Regular Meeting
- c. Time Extension for Township Review and Action regarding Divya Motel Stormwater Management Plan #23-25 located at 170 Eastbrook Road  
The applicant is offering a time extension to June 3, 2024 to address review comments provided by the Township Engineer. This is the applicant's third request for a time extension.
- d. Time Extension for Township Review and Action regarding MP Lancaster LLC/Rockvale Parcel 2 Land Development Plan #23-32 located at 35 S. Willowdale Drive  
The applicant is offering a time extension to July 15, 2024 to address review comments provided by the Township Engineer. They are working with ELSA and Township Staff on an agreement regarding sanitary sewer capacity for the project. This is the applicant's second request for a time extension.
- e. Time Extension for Township Review and Action regarding Calumet Enterprises (Clark) Land Development Plan #24-05 located at 2257 Old Philadelphia Pike  
The applicant is offering a time extension to July 15, 2024 to address review comments provided by the Township Engineer. This is the applicant's first request for a time extension.
- f. Time Extension for Township Review and Action regarding Kaufhold / Witmer Lot Add-On Plan #24-06 located at 2195/2181 Old Philadelphia Pike  
The applicant is offering a time extension to July 15, 2024 to address review comments provided by the Township Engineer. This is the applicant's first request for a time extension.
- g. Time Extension for Township Review and Action regarding Chick fil A Land Development Plan #24-07 located at 2467 Lincoln Highway East  
The applicant is offering a time extension to October 21, 2024 to address review comments provided by the Township Engineer. This is the applicant's first request for a time extension.
- h. Approval to pay invoices from all funds: Total: \$1,972,903.00

*Items of note:*

- \$32,660.05 to Motor Technology for Fertility Pump #2 Repairs
- \$17,922.50 to McMahon (Bowman) for Strasburg to Oakview Road Trail Engineering
- \$15,954.74 to 10-8 Emergency Vehicle Service for 2023 Dodge Charger Upfit
- \$9,962.30 to General Code for the Codification Project

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

**Old Business:**

None

## **New Business:**

### a. King Land Development Plan #23-22 located at 338 Willow Road

Tim Trostle of Strausser Surveying was present to represent the land development plan for the applicant, Daniel King. Mr. King is the owner of commercial greenhouses on the farm property. He would like to remove three buildings and replace them with one large greenhouse building. All stormwater and conservation issues have been completed. The last letter they received from the Township Engineer was on March 22, 2024. The only review items remaining are financial security and to create a buffer between Mr. King's property and the adjacent ½ acre property Mr. King sold to Mr. Stoltzfus. Mr. Meyer stated that the buffer will need to be added to the land development plan. Mr. Trostle agreed to do so. Mr. Trostle asked the Board for a recommended approval of the deferrals, waivers and plan. He stated he will record the referral agreement with the plan.

Motion made by Roger Rutt to conditionally approve the King Land Development Plan #23-22 located at 338 Willow Road based on the David Miller Associates review letter dated March 22, 2024 with waivers and modifications granted and the completion of the review comments from the Lancaster County Planning Commission review letter dated October 30, 2024 which was seconded by Ted Gallagher and unanimously approved by voice vote.

Mr. Thornton thanked Mr. Trostle for being thorough. Mr. Trostle invited the Board of Supervisors to be a part of the Chesapeake Bay Alliance when they plant the riparian buffer on the property.

### b. Dart Stormwater Management Plan #24-04 located at 110 Pitney Road

Spencer Fulk of Dart Containers was present to represent the stormwater management plan. The plan proposes to add additional impervious areas to the site for a new transformer pad and a process water filter station. Dart proposes to turn back some of the parking lot to grass area. Mr. Fulk noted that he was in receipt of the review letter from David Miller Associates dated April 10, 2024.

Motion made by Ethan Demme to conditionally approve the Dart Stormwater Management Plan #24-04 located at 110 Pitney Road based on the April 10, 2024 David Miller Associates review letter and entering into a formal agreement for the trail easement which was shown on a previously recorded plan, seconded by Mike Thornton and unanimously approved by voice vote.

### c. Supervisor Discussion Items:

#### 1. Township Website

Township staff has been working on suggested changes to the website provided at the March 4, 2024 meeting. Some of the requested changes have been made while others will need to be done by the website provider, whom a quote is being sought.

#### 2. Housing Plan Recommendations Implications

Township staff has been working to produce a memo to the Board of Supervisors with recommendations for implementation. Mr. Demme asked when staff feedback and other ideas will come before the Board for action. Mr. Hutchison answered that it will be on the agenda for the next meeting of the Board. Mr. Demme stated he will be able to give the staff drafts on his ideas prior to the next meeting as well. He is concentrating on two areas. The first is continuing to work on Accessory Dwelling Units (ADUs) by right with recommendations on how to promote them and to include ADUs in AG zoning and the second is to creatively add multi-family housing into commercial zones.

**Action Items:**

a. Public Meeting Rules Adoption

Mr. Hutchison reported that the Township Solicitor has made a few minor revisions to the draft resolution previously presented to the Board. He believes the Resolution on Public Meeting Rules is ready for the Board to act on. Mr. Meyer asked if the resolution needs to be advertised first. Mr. Hutchison answered it does not require advertising. Mr. Thornton stated that #7 has the flexibility for the Chairman to allow a member of the public to talk beyond the recommended time but it is also asking people to come prepared and have a clear point of view as they come before the Board. Mr. Rutt stated that it also gives the Chairman the right to not allow the same information to be given by numerous people so new information can be heard.

Motion made by Ethan Demme to adopt the Resolution establishing Rules of Conduct for Public Comments during Public Meetings which was seconded by Ted Gallagher and unanimously approved by voice vote.

b. Consultant Selection re CFA Local Share for Heritage Pathway Section

The Township has been awarded grant funding through the CFA Local Share Account in the amount of \$126,950.00 to continue design work on the Lancaster Heritage Pathway. The project will connect where the trail currently ends at the west end of Oak Grove Drive out to Piney Road. It will additionally look at the section northeast of the Ben Franklin Boulevard Trailhead. The Township received two proposals, one from TPD and the other from Bowman. The Township has worked with both consultants on various projects. After reviewing both proposals, Township Staff recommends accepting TPD's proposal because the proposal provides for a very clear action path forward. Township staff will be working closely with the consultant to ensure the project stays on track and delivers the right results. There will be significant public involvement needed from the Oak Grove and Willow Lane neighborhood. Mr. Meyer recalled a resident of the Oak Grove neighborhood expressing concern over additional street parking in the neighborhood in order to access the trail. Mr. Hutchison stated that the project conceptually includes a small trailhead with parking at the end of Oak Grove. Mr. Meyer suggests communicating with the neighborhood as much as possible regarding the project as it moves forward.

Motion made by Mike Thornton to award the Bid for consultant for the CFA Local Share for Heritage Pathway Section to Traffic Planning Design (TPD) which was seconded by Roger Rutt and unanimously approved by voice vote.

c. Award of Bids for In Place Paving Materials

Township staff recommends approval of the low bid received from Allen Myers. The low bid price per ton is significantly less than anticipated. Mr. Hutchison speculated that since Allen Myers is already working in the Township on other projects, mobilization cost are likely not as significant a factor. He asked the Board to consider adding roadways that are next on the list to be paved given the significantly lower bid price. The contractor still needs to accept the additions. Assuming they do accept the additions, East Lampeter will be under budget for paving this year. The funding is from Highway Aid. The other streets to be paved are:

- Hobson Road between Witmer Road and North Oakview Road
- Clover Heights from Route 340 to Dead End
- Sherreem Road from Hornig to Markings
- Fernbrook Circle between Pine Drive and Pine Drive
- Michigan Avenue between Route 340 and Route 462
- Pennsylvania Avenue from Michigan Avenue to Dead End
- North Wood Drive between Route 462 and North Eastland Drive

Motion made by Ethan Demme to award the Bid for In Place Paving Materials to Allen Myers and to authorize Township Staff to add the additional streets to the bid which was seconded by Mike Thornton and unanimously approved by voice vote.

d. Award of Bid for In Place Oil and Chip Treatment

Only one bid was received for the 2024 Oil and Chip Treatment Program. It was received from Martin Paving. Mr. Hutchison stated that Marvin Paving has done work with the Township in the past and has performed well. The price is close to what was expected so Township Staff recommends awarding the bid to Martin Paving.

Motion made by Ethan Demme to award the Bid for In Place Oil and Chip Treatment to Martin Paving which was seconded by Ted Gallagher and unanimously approved by voice vote.

e. Reappointment to Park Board – Diane Tyson – 5-year term ending May 5, 2029

Ms. Tyson has expressed her willingness to be reappointed to this position. She has been serving in this role for many terms.

Motion made by Ethan Demme to Reappointment Diane Tyson to the Park Board for a 5-year term ending May 5, 2029 which was seconded by Mike Thornton and unanimously approved by voice vote.

Mr. Thornton stated he has known and worked with Ms. Tyson in the school district for many years. He stated that she is the epitome of a public servant and for her to continue serving on the Park Board shows her commitment to her community.

f. Authorization to apply for Susquehanna Riverlands Mini Grant – Gibbon’s Park at Nolt’s Mill  
Township Staff has recently become aware of this grant program and would like to apply for the maximum of \$25,000.00. The Township would have to match the grant amount, making the total cost \$50,000.00. This project would be a part of the 2025 budget. The grant would be used to develop a small system of trails on the west side of Mill Creek. The cost to develop Gibbons Park in its entirety has been estimated to be approximately \$600,000.00 so this would be an initial step.

Motion made by Roger Rutt to grant authorization to apply for Susquehanna Riverlands Mini Grant – Gibbon’s Park at Nolt’s Mill which was seconded by Mike Thornton and unanimously approved by voice vote.

Mr. Hutchison stated that Township Staff is in the process of setting up a small, temporary parking area off of Old Philadelphia Pike at Gibbon’s Park. The gate has been moved back a distance so some parking spots have been made available. Township staff is hoping that people who use the park for fishing or other uses will utilize these parking spots instead of parking on Millcreek Road at the dam.

**Manager’s Report:**

a. PSATS Proposed Resolutions

Mr. Hutchison stated that voting at the PSATs is tomorrow, April 16, 2024 and as the voting delegate he wanted to see if the Board has any final direction for him. The Board did not have any additional directions.

b. Report on Pole Building

The pole building, which was on the master plan for the Township campus, was put into the 2024 budget. Staff has been working on obtaining pricing from contractors through Costars vendors. The work has been initiated and activity will start soon as a contract was recently signed.

c. Report on Codification

General Code is essentially finished with the codification document. The Township needs to finish up on their end with adoption of an ordinance by the Board of Supervisors which the Township Solicitor is reviewing presently. Ms. Hitchens noted that once adopted, this is an ongoing process, it will never end.

d. Historic Preservation Trust Adaptive Reuse Award – Quarry View Building Group

The Board's submission to the Historic Preservation Trust for the Adaptive Reuse Award was granted for the Quarry View Building Group.

**Adjournment:**

On a motion by Mr. Demme and a second by Mr. Thornton with all voting in favor, the meeting was adjourned at 7:50pm. The next Board of Supervisors meetings will be held on Monday, May 6, 2024 at 7:00pm for a Regular Meeting 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