

## July 15, 2024

The East Lampeter Township Board of Supervisors met on Monday, July 15, 2024 at 7:00 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 Corey Meyer called the meeting to order at 7:00 pm, followed by the Pledge of Allegiance. In addition to Corey Meyer, Supervisors present were Ethan Demme, Roger Rutt and Ted Gallagher. Mike Thornton was present VIA ZOOM. 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 for meeting:**

Kyle Kurtz of LNP

Roger Fry of Fry Surveying for Kaufhold/Witmer Plan

Travis Koger of Dewberry for the WalMart Plan

Dennis Colbert, Store Manager of WalMart

Anthony Pontelli for WalMart

Alex Kinsey for 1724 Lincoln Highway- VIA ZOOM

### **Public Comment for Non-Agenda Items:**

None

### **Consent Agenda:**

- a. Approval of the July 15, 2024 Board of Supervisors meeting agenda
- b. Approval of the minutes of the Monday, June 17<sup>th</sup>, 2024 Regular Meeting
- c. Appointment of an additional depository-Fulton Bank

-Mr. Corey Meyer explained that this would add an additional depository for the updated lockbox system. This would have a Lancaster address, the other financial institution, Uninvest has a Souderton address.

- d. Request for release of Financial Security- Host Courtyard (Wyndham) at 2300 Lincoln Highway East

Chair Corey Meyer stated that the Township engineers provided a letter dated June 11, 2024 recommending full release of the remaining financial security of this project in the amount of \$10,641.00 leaving a balance of \$0.

- e. Request for release of Financial Security - Legacy Manor at 441 Mt. Sidney Road

Chair Corey Meyer stated that the Township engineers provided a letter dated June 19, 2024 recommending full release of the remaining financial security of this project in the amount of \$16,786.00 leaving a balance of \$0.

f. Request for release of Financial Security: Hess-834 Willow Road

Chair Corey Meyer stated that the Township engineers provided a letter dated June 29, 2024 recommending full release of the remaining financial security of this project in the amount of 11,844.00 leaving a balance of \$0..

g. Plan reinstatement & Time Extension to record conditionally approved plan- 1724 LHE LLC : 1724 Lincoln Highway East ( Former Risstenbatt)

Chair Corey Meyer stated that they have not recorded the conditionally approved plan in the time allotted. The request is for the Board to reinstate the plan with all prior conditions of approval and the applicant requests a 6 month time extension to record the plan as they await a PennDOT Highway occupancy Permit. Should the Board approve the reinstatement and the time extension, then the applicant would have to record the plan by January 15, 2025.

h. Time extension to record conditionally approved plan : Rockvale Parcel 2 : 35 S Willowdale Drive

Chair Corey Meyer noted that the applicant is seeking additional time to satisfy all the conditions of approval and record the plan. The request is for an extension to November 21, 2024. This is the first time extension for this plan. The Board will need to take action by November 18, 2024 should a subsequent time extension be required or the approval will become null and void.

i. Time extension for Township review & action : High Gardens Stormwater Plan #24 : 8 William Penn Way

Chair Corey Meyer stated that the applicant is offering a time extension for action to November 20, 2024 in order to address review comments provided by the Township Engineer. The review letter from the Township Engineer is dated March 26, 2024. This is the second time extension for this plan.

j. Offer of Time Extension for Township review & action : Clark Land Development Plan # 24-5 : 2257 Old Philadelphia Pike

Chair Corey Meyer stated that the applicant is offering a time extension to October 22, 2024 for action to address review comments made by the Township Engineer. The letter from the Township Engineer is dated June 26, 2024. This is the first time extension for this plan.

k. Offer of Time Extension for Township review & action : Petersheim Stormwater Management Plan # 24-12 : 702 Hartman Station Road

Chair Corey Meyer noted that the applicant is offering a time extension to October 22, 2024 in order to address review comments made by the Township Engineer. The letter from the Township Engineer is dated June 26, 2024. This is the first time extension for this plan.

- l. ECHO termination for 2677 Old Philadelphia Pike for Joseph & Christine Wachter
- m. ECHO Agreement for 2677 Old Philadelphia Pike for Ben & Ashley Wachter

Chair Corey Meyer stated that the ECHO termination and the ECHO agreement go hand in hand as Mr. and Mrs. Joseph Wachter (parents) transferred the property at 2267 Old Philadelphia Pike to Mr. and Mrs. Ben Wachter (son and daughter in law). The occupant of the ECHO unit remains the same family member, this is simply an ownership change.

- n. Approval to pay invoices from all funds totaling \$ 696,715.36

Mr. Alex Kinsey was on via ZOOM and asked for some clarification about what a motion to “approve” the items was. Chair Corey Meyer explained that , this meant all items would be approved.

Supervisor Roger Rutt made a motion to approve the consent agenda, and Supervisor Ethan Demme seconded the motion. The motion carried unanimously by voice vote.

**Old Business:**

None

**New Business:**

- a. Kaufhold Lott Add on Plan #24-06 : 2195 Old Philadelphia Pike

Mr. Roger Fry with Fry Surveying presented the Lot Add on Plan to the Board. Mr. Fry noted that the applicant is looking for a deferral request for roadway improvements. This request is noted in the David Miller Associates letter dated July 8,2024. The Board also reviewed the letter from Lancaster County Planning Department dated March 1, 2024.

Supervisor Ethan Demme made a motion to approve the lot add on plan conditionally based on the letter from David Miller Associates dated July 8, 2024 and the Lancaster County Planning Commission Department letter dated March 1, 2024. Supervisor Ted Gallagher seconded the motion, and the motion carried unanimously by voice vote.

- b. Wal Mart Land Development Plan # 24-9 : 2034 Lincoln Highway East

Mr. Travis Koger with Dewberry Engineers, spoke about the Land Development Plan for Wal Mart. Mr. Koger indicated there would be an additional 4,700 square feet of building for online pick up and storage of those orders. This plan will add 45 pick up parking spaces. They currently have 12 spaces. They are reducing the amount of impervious overall on site to negate the area being built. They are also working with transit authority representatives to put a bus shelter at the current bus stop. The plan would reduce the impervious area overall by 800 square feet on site. Supervisor Ethan Demme asked where the current bus stop is on the property. Mr. Travis Koger explained where the current bus stop is located, and where the new shelter will be which is on the right side of the building. Supervisor Ethan Demme also raised a question about WalMart’s online pick up and distribution. He said that we know one of WalMart’s stated objectives is to increase their e-commerce business. His concern is the shift that could occur from a retail location to more of a distribution hub,

which is not allowed in the commercial 3 zone. Supervisor Ethan Demme questioned, how much distribution is WalMart planning to put out of their store? Mr. Travis Koger said he can't really necessarily speak on how much volume they are going to distribute out on a delivery basis, but stated that it will essentially be like how they operate now. It will be a small delivery aspect but growing with pick up orders. Supervisor Ethan Demme asked how late do online pick up occur? Mr. Koger said the last pick up is 10:00 pm, and will be open like the normal store hours. The store is not open 24 hours a day. Mr. Dennis Colbert is the store manager and he stated that the last pick up for WalMart pick up is 10:00 pm.

Mr. Ralph Hutchison stated that in the south east corner of the site, WalMart has agreed to provide an easement that would allow an emergency connection between the parking area and Flory Park. This would help route traffic to a traffic light, rather than onto Strasburg Pike. Mr. Hutchison also spoke about possibly doing a stormwater project, in the stormwater basin that is located on the western side of the property. It would help the Township receive the pollution reduction credits necessary for the MS4 program. Mr. Koger said that they would like to get through the building expansion first, then work on the stormwater plan. Chair Corey Meyer mentioned the homeless persons who are between the WalMart and East Town Mall some of whom are panhandling and living in tents.

Supervisor Ted Gallagher made a motion to conditionally approve the land development plan based on the David Miller Associates review letter dated June 10, 2024 and the Lancaster County Planning Department letter dated June 28, 2024. Supervisor Roger Rutt seconded the motion which passed unanimously by voice vote. Supervisor Ethan Demme raised a concern about future shopping centers being used as distribution hubs. He stated that this one is a reasonable one, but he's concerned with the trend that is being seen.

c. Weis Gas n Go Land Development Plan # 24-11 : 1631 Old Philadelphia Pike

Mr. Ralph Hutchison spoke about the Land Development Plan. He let the Board know that just today Township staff received a letter requesting a time extension in order to address the comments. They are looking for a 90 day time extension.

Supervisor Ethan Demme made a motion to approve the time extension. Supervisor Roger Rutt seconded. The motion passed unanimously by voice vote.

Supervisor Mike Thornton stated that the sound sometimes is muted or muffled through ZOOM. It can sometimes be difficult to hear what is being said by the Board members.

d. Supervisor Discussion Items :

Budget Item re Homelessness

Mr. Ralph Hutchison spoke about the homelessness in the Township. He said that the Board did include in the 2024 budget \$10,000 to help address the homelessness in the Township. He said he talked about it at the LIMC Regional level, and also reached out to other municipalities in the

Lancaster region. He had hoped to foster a regional approach, that if other municipalities would come together, there would be a larger amount of money to help with this. However, he said this idea hasn't produced any movement. Township staff is asking the Board to help provide direction as to how these funds should be spent. Chair Corey Meyer asked if the Township had received data from the census that was done, concerning the number of homeless people. Mr. Ralph Hutchison said that we did receive the report, and said the number of homeless people did rise in the county as a whole. Chair Corey Meyer was interested in seeing the report, and had mentioned that he thinks that getting comments from people such as police staff, public and anyone who has called in about it. He feels like that would give the Township staff a sense of how people are feeling, seeing and hearing about it. He mentioned the homeless people at WalMart, who stand at the entrance off of Lincoln Highway. He also mentioned the people who are living in tents close to WalMart. Supervisor Mike Thornton mentioned that there are resources the Township can use such as CV Seeds, county social workers, Church coordination all would be a good place to start. He said getting a handle on things, would involve case management. Knowing things about the individuals, what their situation is, what they need, where they are from, would all be helpful in trying to address the situation and helping to find a solution. Mr. Hutchison said that the Township and police department does have regular contact with the outreach folks that are working through the Lancaster County Housing and Redevelopment Authority. He also noted that they would have the best information and resources for this group of people. Chair Corey Meyer asked if there could be a meeting set up between Township staff and the outreach folks or the Lancaster County Housing and Redevelopment Authority staff to discuss what they are seeing. Supervisor Mike Thornton had mentioned that inviting CV Seeds to the meeting as well would be a good idea. Supervisor Ethan Demme said that the count of individuals experiencing homelessness is 526 people, which is the highest in over a decade. The largest group that has grown is unsheltered people, next is people in emergency shelters. The transitional housing group is shrinking. This is because there are no beds in the transitional housing, so they're staying in the emergency shelters. There is a need for more transitional housing. Supervisor Ethan Demme also thinks it's a good idea to have a meeting with the groups who do work with homeless people and ask them how we can help. He also mentioned taking the money and doing a micro grant for the organizations who work directly with the homeless and or the groups who are helping them.

**Action Items:**

a. Resolution recognizing Casey Kaufhold- 2024 Olympian

Supervisor Ethan Demme was pleased to announce that Township resident Ms. Casey Kaufhold will be an Olympian for a second time representing the United States of America in the 2024 Summer Olympics in Paris, France. She is an accomplished archer and being the first female from the United States that is ranked number 1 in the World. The East Lampeter Board of Supervisors recognize and congratulate Ms. Casey Kaufhold for her outstanding accomplishments and joins the entire community in wishing her good luck as she competes in the 2024 Olympic Games in Paris, France. Resolved the 15<sup>th</sup> day of July 2024 by the Board of Supervisors.

Supervisor Ethan Demme made a motion to approve the resolution recognizing Miss Casey Kaufhold, and Supervisor Ted Gallagher seconded. The motion carried unanimously by voice vote.

b. Resolution recognizing Women's Olympic Archery Team

Supervisor Ethan Demme spoke about the Olympic Archery Team. The Board of Supervisors recognizes and congratulates the women of the USA Archery Team in the 2024 Summer Olympics held in Paris, France. Miss Casey Kaufhold, Miss Catalina GNoriega, and Miss Jennifer Mucino-Fernandez are the top women archers in the United States. Through their accomplishments, they all have earned the right to be Olympians representing the United States of America in the 2024 Summer Olympic Games in Paris, France.

Supervisor Ethan Demme made a motion to approve the resolution recognizing the women's USA Archery Team, Supervisor Roger Rutt seconded the motion. The motion carried unanimously by voice vote.

Chair Corey Meyer and Mr. Ralph Hutchison noted that the Township would be hosting a meet and greet with the Women's USA Archery Team the following day from 4-5pm at the Township building.

c. Authorize ordering of Police Radios

Mr. Ralph Hutchison stated that new Police radios were budgeted for this year. However, the cost of the radios has become more than what we had budgeted due to continuing price increases. Mr. Hutchison said that with this increase, there had been some talk at a prior meeting about using funds from Fund 04, which is the police forfeiture funds. The remaining balance would be financed. The proposal is good until, Thursday July 18, 2024. Township staff is looking for the Board to authorize the order to keep this pricing. Staff also requests that the Board consider authorizing financing, however given the 10 week lead time on deliver, this can be done now or at a future meeting. Supervisor Mike Thornton asked how long we have had the existing radios? Mr. Ralph Hutchison said about 10 years, which was a little longer than we expected. He also said the new radios will have a GPS to locate an officer if they are down and need help. Chair Corey Meyer said he would like to approve financing as well. Supervisor Ted Gallagher agreed as well. Supervisor Roger Rutt asked about the payment plan, and when this starts. Mr. Ralph Hutchison said it would start after we receive them. Chair Corey Meyer feels that the money in the forfeiture account should be used to pay down the cost of the radios, and finance the balance.

Supervisor Mike Thornton made a motion to authorize the ordering of police radios and financing through M&T Bank at a rate of 5.309% for a term of four (4) years, and Supervisor Ted Gallagher seconded. The motion carried unanimously by voice vote.

d. Select Hearing Date re zoning amendment proposal for Village General Zone

Mr. Ralph Hutchison spoke about the proposal for MillCreek Fence which the Board has heard informally. The proposed ordinance amendment has been submitted and is being reviewed by the County Planning Commission. Chair Corey Meyer stated that the August 5<sup>th</sup>, 2024 date would work, as part as the normal meeting.

Supervisor Mike Thornton made a motion to set a hearing date of August 5, 2024 during the regular Board meeting for the proposed amendment to the Village General Zoning District. Supervisor Ted Gallagher seconded. The motioned carried unanimously by voice vote.

- e. Hearing : Ordinance re no parking on Millcreek Road  
Chair Corey Meyer opened the hearing at 7:50pm.

Mr. Ralph Hutchison spoke about the existing signage allowing parking from dusk to dawn near the Amtrack overpass. This area is of concern as it is very narrow and when its dark outside its harder to see parked cars. East Lampeter has provided parking off of Old Philadelphia Pike to access the creek for fishing on the property that is to become Gibbons Park. People are now able to park in a safe location. Township staff is asking the Board to change the ordinance to no long allow parking on Millcreek Road in the area of the Amtrak overpass.

Chair Corey Meyer closed the hearing at 7:56pm.

Chair Corey Meyer asked for any public comment to which there was none.

Supervisor Ethan Demme made a motion to approve the ordinance for no parking along Millcreek Road in the area of the Amtrak overpass. Supervisor Ted Gallagher seconded. The motion carried unanimously by voice vote.

### **Manager's Report**

- a. Draft OLDS ordinance provisions and implementation process

Ms. Tara Hitchens noted that the Township's Act 537 plan requires the regulation of on lot disposal systems. The ordinance requires the on lot disposal systems be pumped on a regular basis. The documents provided for review are the ordinance, fee resolution, and time extension for those that recently had a pumping of their system. Township staff is looking for comments from the Board on these documents at the next meeting of the Board and then action on the September agenda.

- b. Budget Calendar

Mr. Ralph Hutchison spoke about the budget preparation. He asked the Board about future meetings to go over the budgets. It was requested that a doodle poll be sent to determine a date.

- c. Website Updates

Ms. Tara Hitchens spoke about the Township website. She noted there are Facebook and Youtube and search options at the top of the page. There is also a search bar, in the FAQ section. There is also a contact us page on the website. The meeting archives page is still being worked on. Chair Corey Meyer thanked the staff for listening to the ideas raised by the Board.

### **Adjournment**

Supervisor Ethan Demme made a motion to adjourn at 8:08pm and Supervisor Roger Rutt seconded. The motion passed unanimously by voice vote.

Next regular meeting – Monday, August 5, 2024, 7:00 pm East Lampeter Township