

February 16, 2010

The East Lampeter Township Board of Supervisors met on Tuesday, February 16, 2010, at 7:30 p.m. at the East Lampeter Township Office, 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Mr. David Buckwalter, Chairman and was followed by the Pledge of Allegiance. Supervisors present were: Mr. Roger Rutt, Mr. Michael Landis, Mr. John Shertzer, and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager.

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

Chris Venarchick, RGS Associates, 15 S. State Street, Brownstown, PA 17508, representing Keystone Custom Homes
Lois Duling, 824 Stumpf Hill Drive, Lancaster, PA 17601, representing CVC
Fred Daum, 2142 New Holland Pike, Lancaster, PA 17601
Joseph S. Esh, 2151 Forry Road, Lancaster, PA 17601
John L. Stoltzfus, 385-A Willow Road, Lancaster, PA 17601
Diane Frame, Keystone Custom Homes, 227 Granite Run Drive, Lancaster, PA 17601
Tom Comitta, 18 W. Chestnut Street, West Chester, PA 19380, representing TCA
Mark Deimler, Strausser Surveying & Engineering, Inc., 2586 Lititz Pike, Lancaster, PA 17601, representing Henry Fisher
Charlie Lefever, 1001 E. Oregon Road, Lititz, PA 17543
Don Barrett, Rettew Associates, Inc., 3020 Columbia Avenue, Lancaster, PA 17603, representing Country Club Apartments
Russ Latschar, 2410 Stumptown Road, Witmer, PA 17585
John Pogue, David Miller Associates, 1076 Centerville Road, Lancaster, PA 17601, representing Smucker Properties
Dale R. Yoder, Cornerstone Design, 48-50 W. Chestnut Street, Suite 400, Lancaster, PA 17603, representing 2160 Lincoln Highway East Condo Association

Chairman Buckwalter announced that the next item on the agenda is recognizing Russ Latschar and Charlie Lefever for their service to the Township. He noted that this was done during the special meeting held earlier in the evening.

Minutes of February 1, 2010 Regular Meeting:

Chairman Buckwalter indicated that copies of the minutes of the February 1, 2010 regular meeting were available in the back of the room for review and asked if there were any additions or corrections regarding the minutes as prepared. There were no comments.

A motion was then made by Mr. Eberly and seconded by Mr. Shertzer to dispense with the reading of the minutes and approve the minutes as presented. The motion was passed by unanimous voice vote.

Bills:

Chairman Buckwalter indicated that bills represented by various funds in the amount of \$37,913.55 were presented for payment. Chairman Buckwalter indicated that included in this amount was a contribution to the County Drug Task Force in the amount of \$6,783. A motion was made by Mr. Shertzer and seconded by Mr. Landis to approve payment of bills as listed in the amount of \$37,913.55. The motion was passed by unanimous voice vote.

Old Business:

a. Request for Time Extension to Record Approved Plan – Bird-in-Hand Bakery

Mr. John Pogue of David Miller Associates, representing Bird-in-Hand Bakery, explained that the applicant is requesting that the Board of Supervisors approve an extension of sixty (60) days to record the plan. The reason for the request is that PennDOT had closed their application due to the passage of time for the Highway Occupancy Permit and is requiring the application to be refiled.

Mr. Eberly made a motion to grant the request for the sixty (60) day time extension to record the plan. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

b. Request for Financial Security Release – Bridington Subdivision

Ms. Diane Frame of Keystone Custom Homes introduced herself as representing Bridington Subdivision. They are requesting the financial security in the amount of \$76,463.56 be released. Chairman Buckwalter stated that the Township engineer is also recommending the release.

Mr. Eberly made a motion to grant the release of the remaining \$76,463.56 financial security for Bridington Subdivision. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

New Business:

a. Preliminary Subdivision & Land Development Plan #08-44 – Warrington: New Holland Pike

Mr. Chris Venarchick of RGS Associates introduced himself. On behalf of his client, Keystone Custom Homes, he gave a presentation on the preliminary plan. He then reviewed the waiver review letter and Subdivision and Land Development Ordinance letter from David Miller Associates. The waivers included the modification to the plan scale requirement, dead-end streets, intersection separations, clear sight triangle requirement, cartway edge at street intersections, and sidewalk off set. Mr. Venarchick also requested a modification to the stormwater management ordinance.

Chairman Buckwalter asked if there were any comments from the Lancaster County Planning Commission that should be addressed.

Mr. Venarchick responded that the Lancaster County Planning Commission's comments were issued on December 23, 2008. They were in support of the plan, but had some concerns about the number of street connections into the neighboring properties.

Mr. Eberly asked about the dead end streets and stated that as he remembered from the hearings, these streets will be privately maintained.

Mr. Venarchick replied that this is correct.

Mr. Eberly made a motion to grant the approval of the Preliminary Subdivision & Land Development Plan #08-44 – Warrington including the eight (8) waivers listed conditional upon David Miller Associates review letters. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

It was also noted that a conditional use hearing had been held earlier in the evening where the Board acted to approve four (4) modifications for this project.

b. Fisher Land Development Plan #09-31: 669 Hartman Station Road

Mr. Mark Deimler of Strausser Surveying & Engineering, Inc. introduced himself as representing Mr. Henry Fisher. Mr. Deimler explained that Mr. Fisher is proposing to construct a 4,480 square foot commercial building for warehousing/storage.

Mr. Deimler then reviewed the letter dated February 15, 2010 from David Miller Associates listing five (5) waivers. The waivers included the preliminary plan process, modification to the plan scale, roadway widening, curbing and sidewalk along the property, and curbing and sidewalk within the site.

Mr. Hutchison asked if there was any pedestrian connection provided for off-site parking.

Mr. Deimler responded that there is none provided and Mr. Fisher added that the Zoning Hearing Board approved the plan but did not request a pedestrian walkway.

Mr. Shertzer made a motion to approve the Fisher Land Development Plan #09-31 at 669 Hartman Station Road meeting the conditions listed in the David Miller Associates letter dated February 15, 2010 granting the waivers and the deferral of road improvements. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

Mr. Deimler asked the Board if the stone area which he believes existed in 1982 would require stormwater management. Mr. Fisher then commented about the existence of the stone parking lot. There was a discussion concerning the stormwater management.

Mr. Eberly made a motion to waive the requirements for stormwater management related to the existing parking area, giving credit as an existing impervious area where the building will be located. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

c. Request for Waiver of Land Development Planning: Country Club Apts. – 101 Aaron Lane

Mr. Don Barrett of Rettew Associates, Inc. introduced himself as representing Country Club Apartments. Mr. Barrett explained that Country Club Apartments has five (5) existing dumpster pad locations that they are proposing to make more accessible for the wheelchair bound and physically challenged residents.

Mr. Landis made a motion to approve Country Club Apartments request for waiver of Land Development Planning for dumpster pad modifications. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

d. Request for Waiver of Land Development Planning: 2160 LHE Condo Association – Rt. 30

Mr. Dale Yoder of Cornerstone Design introduced himself as representing 2160 Lincoln Highway East Condo Association. Mr. Yoder explained that the applicant is requesting a waiver of the land development process. They are proposing facade improvements to the buildings that include enclosed circulation spaces on the front of the building to make the building look more like a professional center and less like a retail outlet. Mr. Yoder gave a presentation of the proposed renovations.

Mr. Hutchison made a point to clarify that there will be no zoning issues with parking since there won't be any additional square footage to be leased.

Mr. Eberly made a motion to grant the request for waiver of Land Development Planning for 2160 Lincoln Highway East Condo Association. Mr. Landis seconded the motion and it was passed by a vote of four in favor and one abstaining. Mr. Shertzer abstained due to his relationship with the Mennonite Finance Corporation.

Other Business:

a. Revisions to 2010 Budget Line Items

Mr. Hutchison explained that these revisions are due to the efforts that were made to reach the 2010 Budget and the agreement that was entered into with the Police Officers Association.

Mr. Eberly made a motion to approve the revisions to the 2010 Budget Line Items. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

b. Resolution re: Police Officer Contributions to Police Pension Plan for 2010

Mr. Hutchison explained that this resolution is to reflect the changes to the Police Officer Contributions to the Police Pension Plan for 2010 from 3.5% to 5%.

Mr. Shertzer made a motion to adopt the resolution reflecting the new percentage of 5% contribution to the police officers pension plan. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

c. Revised 2010 Minimum Municipal Obligation re: Police Pension Plan

Mr. Eberly made a motion to approve the revised 2010 Minimum Municipal Obligation to the Police Pension Plan. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

Public Comment:

There were no comments.

Adjournment:

A motion was made by Mr. Eberly and seconded by Mr. Landis to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, March 1, 2010 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager