

March 2, 2009

The East Lampeter Township Board of Supervisors met on Monday, March 2, 2009, 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. David Buckwalter, Mr. John Shertzer, Mr. Roger Rutt, Mr. Michael Landis, and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager.

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

David J. Tshudy, Stevens & Lee, 17 N. 2nd Street, Harrisburg, PA 17101, representing Milestone Old Homestead LLC

Donald Mallory, 13 Willowdale Drive, Lancaster, PA 17602

Lori Van Ingen, Intelligencer Journal

Jim Snyder, Snyder, Secary & Associates, 2000 Linglestown Road, Harrisburg, PA 17110, representing Milestone Old Homestead LLC

Joel Young, Rettew Associates, 3020 Columbia Avenue, Lancaster, PA 17603, representing High Real Estate

Joseph Geeting, representing G&L

Johnathan Luckenbaugh, representing G&L

John Mateyak, 221 E. Chestnut Street, Lancaster, PA 17602, representing HUB

Ron Nolt, 122 Waterfront Estate Drive, Lancaster, PA 17602, representing Lafayette Fire Company

Mark Magrecki, Steckbeck Engineering & Surveying, 279 N. Zinns Mill Road, Lebanon, PA 17042, representing NBA Hotel LLC

Charles Smith, 44 Highland Drive, Lancaster, PA 17602

Minutes of February 17, 2009 Regular Meeting:

Chairman Buckwalter indicated that copies of the minutes of the February 17, 2009 regular meeting were available for review and asked if there were any comments or corrections regarding the minutes as prepared.

A motion was then made by Mr. Landis and seconded by Mr. Rutt 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 then indicated that bills represented by various funds in the amount of \$206,257.06 were presented for payment. Chairman Buckwalter mentioned that of the total amount, \$57,000.00 was for computer equipment installed in the police vehicles, \$56,000.00 was for the first quarter contributions to the four (4) township volunteer fire companies, and a contribution of \$7,500.00 to the Lancaster County library.

After review of the bills listed, a motion was made by Mr. Shertzer and seconded by Mr. Rutt to approve payment of bills as listed in the amount of \$206,257.06. The motion was passed by unanimous voice vote.

Lafayette Fire Company Annual Report for 2008 – Chief Ron Nolt:

Chairman Buckwalter recognized Chief Ron Nolt of the Lafayette Fire Company and asked him to present his annual report. Chief Nolt then reviewed the report of the fire company's activities for 2008 stating that the fire company responded to 546 calls. He noted that an average of fourteen (14) fire fighters responded to each of the calls, which is an increase from the previous year. He added that they now have seven (7) active fire police which takes the load off the fire fighters and also the police department. He noted that the fire department completed 3900 hours of training. Chief Nolt indicated that given the state of the economy, the fire company's fundraising efforts had only decreased by four percent (4%) for the year. He then asked if there were any questions.

Mr. Shertzer questioned if most of the training is being done at the new Lancaster County training facility off of Route 283.

Chief Nolt responded that a lot of the training is done there. He added that he would like to thank everyone for the new radio systems that were purchased for the township fire companies.

Chairman Buckwalter noted the sixty (60) active volunteer fire fighters and asked if that number was an increase from the previous year.

Chief Nolt responded that there are an additional six (6) new members from the previous year.

The Board members then thanked Chief Nolt for all the years he has dedicated as a volunteer fire fighter.

Old Business:

- a. Conditional Use Hearing Decision: G & L Realty Associates – Ellendale Drive

Chairman Buckwalter recognized Mr. Stephen Kraybill, the township solicitor, and asked him to lead this item. Mr. Kraybill explained that the Board had asked him to prepare a draft decision for the Boards consideration and discussed the process of preparing the draft decision.

Mr. Kraybill then announced the proposed decision to deny the application and discussed some of the reasons for the proposed denial. The decision is based upon issues with street designations, walkways, architecture, and connectivity.

A motion was then made by Mr. Shertzer to approve the proposed decision to deny the application of G & L Realty Associates. The motion was seconded by Mr. Rutt. Chairman Buckwalter then asked if there were any questions concerning the motion. There was no response. The motion was then passed by unanimous voice vote.

- b. Conditional Use Hearing Decision: Milestone Old Homestead, LLC – Rockvale Road

Chairman Buckwalter asked Mr. Kraybill to make comments on this item before a decision is made. Mr. Kraybill stated that he had made a draft decision for the Boards consideration. Mr. Kraybill then briefly reviewed the Findings of Fact and Decision document prepared.

Mr. Eberly questioned if there had been any discussion and what is exactly meant by item #10 "the existing barn, located on the property owned by the Host, shall be retained and the exterior refurbished as proposed by the Applicant, as a complementary structure to the historic Homestead".

Mr. Jim Snyder of Snyder, Secary & Associates, representing Milestone Old Homestead LLC, responded that the barn is to be repainted and that landscaping will be provided around it.

Mr. Eberly made a motion to approve the proposed decision to approve the application of Milestone Old Homestead. Mr. Shertzer seconded the motion and it was passed by a vote of four in favor and one abstaining. Mr. Rutt abstained.

New Business:

a. High Associates Land Development Plan #09-03: Independence Court

Chairman Buckwalter recused himself from participation in this agenda item due to his employment in the High organization and asked Mr. Rutt to chair the meeting for this agenda item.

Mr. Joel Young of Rettew Associates introduced himself. He is representing High Associates with the revised final land development plan for High building no. 382 (formerly building no. 230) on Independence Court. There was a brief discussion at which time Mr. Hutchison pointed out a concern that is not on the township engineer's letter dated March 2, 2009.

Mr. Hutchison explained that what is showing on the plan for Independence Court seems to indicate that Independence Court is not located within the right of way of Independence Court. The railroad property is shown both as a right of way and as an owned property by the railroad. There were two (2) deeds that were referenced in the submission. One of the deeds that was researched by the applicant, was a deed that transferred a piece of property that essentially connected Independence Court to East Greenfield. It appears that there is a railroad right of way over top of that. The other deed that is referenced on the plan needs to be presented to conclude the ownership of that area.

Mr. Young then reviewed the other comments listed in the township engineer letter dated March 2, 2009.

Mr. Eberly made a motion to table this plan until the next meeting to be held on March 17, 2009. Mr. Landis seconded the motion and it was passed by a vote of four in favor and one abstaining. Chairman Buckwalter abstained.

Chairman Buckwalter rejoined the Board at this time.

b. Sketch Plan for Redevelopment of Italian Villa/Rodeway Inn Property: Rt. 30 East

Mr. Mark Magrecki of Steckbeck Engineering & Surveying presented a sketch plan for the redevelopment of Italian Villa/Rodeway Inn property on Rt. 30 East which is owned by NBA Hotel LLC. He then gave a brief outline of what they are proposing to do to the property, which includes the demolition of the former comedy club/restaurant building and constructing a new 83-room hotel. There was also a brief discussion concerning the parking and the architecture of the building.

Mr. Landis stated to Mr. Magrecki that he could pass onto the owners that at least one board member is very concerned about the architecture and what the finished product will look like.

Mr. Hutchison added that the township staff also has concern about the historic features of the dwelling and encouraged everyone to see if there is a way to reuse the materials from the dwelling in the construction of the new hotel. Chairman Buckwalter also shared his concern in this matter.

Mr. Magrecki said he would pass the information onto the owners for their consideration.

Other Business:

- a. Authorization to Sell Used Vehicle via On Line Auction to Highest Bidder

Mr. Hutchison explained that an ad was prepared for the used ambulance that the police department had been using for several years for major crimes and accidents. It no longer was meeting the needs of the department, so with the Board's approval a new vehicle was purchased and converted. It is believed that the on line auction is the best way to sell the used ambulance.

A motion was then made by Mr. Landis to sell the used ambulance via the on line auction. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

Public Comment:

Chairman Buckwalter asked if there were any public comments. There were no comments.

Adjournment:

A motion was made by Mr. Landis and seconded by Mr. Rutt to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Tuesday, March 17, 2009 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager