

June 6, 2011

The East Lampeter Township Board of Supervisors met on Monday, June 6, 2011, 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. In addition to Mr. Buckwalter, supervisors present were: Mr. Roger Rutt and Mr. John Shertzer. Also present was Mr. Ralph Hutchison, Township Manager. Mr. Landis and Mr. Eberly were absent.

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

Lynn Commero, representing Lancaster Newspapers
Jeff Peters, 829 Imperial Drive, Lancaster, PA 17602, representing Frank & Alice Weaver
Marisa Weaver, 2576 Old Philadelphia Pike, Bird in Hand, PA 17505, representing Frank & Alice Weaver
Frank & Alice Weaver, 2576 Old Philadelphia Pike, Bird in Hand, PA 17505

Chairman Buckwalter indicated that copies of the agenda and minutes from the previous meeting were available for review. Chairman Buckwalter also stated that there would be a slight change to the order of the agenda. The presentation of the possible 2006 Bond Debt Refinancing under Other Business will follow the approval of the Bills and Checks.

Minutes of May 24, 2011 Regular Meeting:

Chairman Buckwalter asked if there were any additions or corrections regarding the minutes from the May 24, 2011 regular meeting as prepared. There were no comments.

A motion was then made by Mr. Shertzer to dispense with the reading of the minutes and approve the minutes as presented. Mr. Rutt abstained due to not being present at that meeting. The approval of the May 24, 2011 minutes will be postponed until the June 21, 2011 Supervisor meeting.

Bills:

Chairman Buckwalter indicated that bills to be paid from various funds in the amount of \$188,927.36 were presented for payment. Chairman Buckwalter stated that included in that amount is the quarterly contribution to the Township fire companies for \$44,800.00, a quarterly contribution of \$6,000.00 to the Lancaster Library, a MMO payment of \$79,000.00 to Morgan Stanley for the Township pension plans, a payment of \$13,750.00 for repairs to one of the pumps, and a payment of \$7,092.29 to the ELA Group for engineering services for the Windy Hill and Strasburg Pike intersection improvement project.

A motion was made by Mr. Shertzer and seconded by Mr. Rutt to approve payment of bills as listed in the amount of \$188,927.36. The motion was passed by unanimous voice vote.

Old Business:

None

Other Business:

b. Presentation re: Possible 2006 Bond Debt Refinancing

Mr. Scott Shearer from PFM gave a presentation about refinancing the existing debt of the Township. He explained that the 2006 Bond was for the refinancing of the 2002 Bond. The call date for the 2006 Bond is November 15, 2011, which is the date that it is legal to refinance. The earliest date to settle would be August 15, 2011.

No action was necessary for this item.

Supervisor Glenn Eberly arrived at this time.

New Business:

a. Request for Waiver of Land Development Planning – Weaver: 2576 Old Philadelphia Pike

Ms. Marisa Weaver introduced herself as representing her parents Frank and Alice Weaver. They are proposing to build a 627 square foot addition onto the back of their current gift shop at 2576 Old Philadelphia Pike. This addition would include 68 square feet for the stock room and 559 square feet for retail space. They are requesting a waiver of land development planning and road improvements. Ms. Weaver stated that a stormwater management plan will be provided and discussed the plan. She provided the Board with a hydrograph report. Ms. Weaver added that they are proposing to build this addition in order to display larger items to be competitive with the other gift shops in the area.

Mr. Hutchison asked about different floor plans that Ms. Weaver had told Mr. Lee Young should would be submitting, other than the ones that they currently have on file.

Ms. Weaver displayed a preliminary drawing that did not show the actual size of the stock room.

Mr. Hutchison explained that they must have actual figures in terms to what the zoning ordinance requires, in particular with respect to parking. The parking is based upon the calculation of the square footage of the building. If the storage area is 68 square feet or larger, a total of eight (8) parking spaces would be required.

There was further discussion concerning the parking. Ms. Weaver stated that visitors to their gift shop also park in the neighboring parking lot.

There were then questions concerning the neighboring property also owned by the Weavers.

Mr. Eberly stated that it was a little confusing with the shared parking with the neighboring property and suggested delaying any decisions until they come back with a plan showing the exact layout of what the addition will look like and where the current parking is on both the Weaver properties and the neighboring property.

No action was taken on this item.

Other Business (continued):

- a. Easement re: Traffic Signals @ Rt. 30 & Greenland Drive – Dommel

Mr. Hutchison explained that a traffic signal is being installed at the intersection of Rt. 30 and Greenland Drive. Opposite of Greenland Drive is the entrance into Your Place Country Inn property. An easement is needed for across the front of that property to both install the traffic signal and make modifications to the curb and sidewalk. He added that Mr. Dommel, the owner of Your Place Country Inn has agreed to this easement and has signed off on the agreement prepared by the Township solicitor.

A motion was made by Mr. Shertzer and seconded by Mr. Eberly to approve the easement agreement with Mr. Dommel for the traffic signal at Rt. 30 and Greenland Drive. The motion was passed by unanimous voice vote.

Public Comment:

None

Adjournment:

A motion was made by Mr. Eberly and seconded by Mr. Shertzer to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Tuesday, June 21, 2011 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager