

June 21, 2011

The East Lampeter Township Board of Supervisors met on Tuesday, June 21, 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. Michael Landis, Mr. Roger Rutt, and Mr. John Shertzer. Also present was Mr. Ralph Hutchison, Township Manager. Mr. Glenn Eberly was absent.

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

Jeff Peters, 829 Imperial Drive, Lancaster, PA 17602, representing Frank & Alice Weaver  
Lynn Commero, representing Lancaster Newspapers  
John Blowers, 102 Strasburg Pike, Lancaster, PA 17602  
Amos Stoltzfoos, 2687A S. Cherry Lane, Ronks, PA 17572  
Frank & Alice Weaver, 2576 Old Philadelphia Pike, Bird in Hand, PA 17505  
Marisa Weaver, 2576 Old Philadelphia Pike, Bird in Hand, PA 17505, representing Frank & Alice Weaver  
David Keener, TeamAg Inc., 120 Lake Street, Ephrata, PA 17522, representing Omar Fisher  
Gary Hoover, Ronks, PA 17572, representing Miles Towing

Chairman Buckwalter indicated that copies of the agenda and minutes from the previous meetings were available for review.

Minutes of May 24, 2011 Regular Meeting:

Chairman Buckwalter explained that they did not have a quorum to vote on this item at the June 6, 2011 meeting. He asked if there were any additions or corrections regarding the minutes of the May 24, 2011 regular meeting as prepared. There were no comments.

A motion was then made by Mr. Shertzer and seconded by Mr. Landis to dispense with the reading of the minutes and approve the minutes as presented. The motion was passed by a vote of three in favor and one abstaining. (Mr. Rutt abstained due to being absent from the May 24, 2011 meeting.)

Minutes of June 6, 2011 Regular Meeting:

Chairman Buckwalter asked if there were any additions or corrections regarding the minutes from the June 6, 2011 regular meeting as prepared. Mr. Shertzer stated a correction needed to be made to the paragraph listing the Board members present. The minutes should show that Mr. Rutt was present at the meeting and that it was Mr. Landis who was absent.

A motion was then made by Mr. Shertzer to dispense with the reading of the minutes and approve the minutes as submitted with this one correction. Mr. Rutt seconded the motion and it was passed by a vote of three in favor and one abstaining. (Mr. Landis abstained due to being absent from the June 6, 2011 meeting.)

## Bills:

Chairman Buckwalter indicated that bills to be paid from various funds in the amount of \$206,374.55 were presented for payment. Chairman Buckwalter stated that included in that amount is the 2nd quarter payment of \$32,756.00 to Susquehanna Municipal Trust for the workman's compensation coverage.

A motion was made by Mr. Landis and seconded by Mr. Rutt to approve payment of bills as listed in the amount of \$206,374.55. The motion was passed by unanimous voice vote.

## Old Business:

- a. Request for Time Extension to Record First Phase Final Plan – Warrington/Devon Creek

Chairman Buckwalter asked if anyone was present for this project. No one was in attendance to represent this item. Chairman Buckwalter stated that the applicant, Warrington/Devon Creek, is requesting a time extension of thirty (30) days to record the first phase final plan.

Mr. Shertzer made a motion to approve the thirty (30) day time extension until July 20, 2011 for Warrington/Devon Creek to record the first phase final plan. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

- b. 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 requesting a waiver of land development planning for the addition they are proposing to construct to their gift shop at 2576 Old Philadelphia Pike. The letters and plans for this project were reviewed.

There was a discussion concerning the parking at the front of the gift shop and the safety of exiting the property.

Mr. Shertzer made a motion to grant the request for waiver of the land development plan for 2576 Old Philadelphia Pike subject to meeting the storm water management requirements on the David Miller Associates letter dated June 21, 2011 noting a few technical deficiencies that have been identified and will be specified in a subsequent letter be met and deferring the road frontage improvements to a later time to be noted on the plan. The motion was seconded by Mr. Rutt and passed by unanimous voice vote.

## New Business:

- a. Fisher Storm Water Management Plan re: Chicken House – 133 Buckwalter Road

Mr. Dave Keener of TeamAg Inc. introduced himself as representing Mr. Omar Fisher. Mr. Keener presented the Board with the plans for the chicken house and reviewed them.

Mr. Shertzer questioned where the fans would be located in the chicken house. He asked this question because of the location of the chicken house and if the fans would be on the north side, the dust and smell would blow towards the surrounding property owners.

Mr. Keener responded that he did not know for sure but that the chicken house is meeting all the zoning requirements.

Mr. Landis asked how many birds the house would hold.

Mr. Keener replied that the house would hold around 15,000 birds.

Mr. Hutchison asked if the conservation service has acted on their manure management and conservation plans.

There was a discussion about township zoning needing approval from the Lancaster County Conservation District and Act 38 requirements.

Mr. Hutchison added that every farm is required to have a conservation plan and if they are generating manure, they are required to have a manure management plan. These two items are in the Township zoning ordinance as requirements.

Mr. Landis made a motion to approve the Fisher Storm Water Management Plan for the chicken house at 133 Buckwalter Road subject to meeting all the requirements listed on the David Miller Associates letter dated June 17, 2011. The motion was seconded by Mr. Shertzer and passed by unanimous voice vote.

b. Request for ECHO Agreement – Stoltzfoos: 2687A S. Cherry Lane

Mr. Amos Stoltzfoos introduced himself and is requesting approval for an ECHO housing unit at 2687A S. Cherry Lane. He explained that his 79-year-old father-in-law lives in a separate house on the property and his health is failing. They are requesting the ECHO unit so that they may help care for his father-in-law.

There was a brief discussion about Mr. Stoltzfoos purchasing a modular unit and the requirements he would need.

Mr. Shertzer made a motion to grant approval of the ECHO Housing Unit for Amos S. Stoltzfoos and Barbara L. Stoltzfoos at 2687A S. Cherry Lane, meeting all the restrictions and being in compliance with all codes needed. The motion was seconded by Mr. Rutt and passed by unanimous voice vote.

Other Business:

a. Authorization to Refinance 2006 Bonds to Achieve Savings

Mr. Hutchison explained that at the June 6, 2011 meeting, Mr. Scott Shearer from PFM gave a presentation about an opportunity to refinance a 2006 Bond of the Township. The savings generated by the refinancing would be a minimum level of \$75,000.00.

A motion was made by Mr. Landis to authorize the Township manager to work with PFM to refinance the 2006 Bonds for a minimum savings of \$75,000.00. Mr. Rutt seconded the motion and it was passed by unanimous voice vote.

Public Comment:

Mr. Gary Hoover of Miles Towing addressed the Board concerning the Township towing policy. Mr. Hutchison responded that the policy is being reviewed this month and that the police department will give a report at the July 11, 2011 meeting.

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 Monday, July 11, 2011 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison  
Township Manager