

November 10, 2008

The East Lampeter Township Board of Supervisors met on Monday, November 10, 2008, 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. Michael Landis, Mr. John Shertzer, Mr. Roger Rutt, and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager.

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

Irl and Lois Duling, 824 Stumpf Hill Drive, Lancaster, PA 17601, representing CVC
Craig Smith, RGS Associates, Brownstown, PA 17508, representing E. L. Hospitality
Susan Snyder, 435 Mt. Sidney Road, Lancaster, PA 17601, representing self

Announcement of Executive Session

Chairman Buckwalter announced that an Executive Session would be held following this evening meeting to discuss some personnel issues and real estate related issues.

Minutes of October 21, 2008 Regular Meeting:

Chairman Buckwalter indicated that copies of the minutes of the October 21, 2008 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. 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 unanimous voice vote.

Bills:

Chairman Buckwalter then indicated that bills represented by various funds in the amount of \$388,697.93 were presented for payment. Chairman Buckwalter mentioned that of the total amount, \$23,500.00 was for the completion of the septage receiving area, a payment to the City of Lancaster for sewage treatment charge in the amount of \$118,000.00, and \$18,000.00 to LASA. After review of the bills listed, a motion was made by Mr. Rutt and seconded by Mr. Eberly to approve payment of bills as listed in the amount of \$388,697.93. The motion was passed by unanimous voice vote.

Mrs. Lois Duling questioned whether it was possible to post the finances on the website. Chairman Buckwalter stated that this is something that staff could look into.

Old Business:

a. Request for Financial Security Reduction – Bridington Subdivision
Chairman Buckwalter explained that this subdivision on Greenfield Road is requesting a financial security reduction and asked if there was anyone in the audience for this item. There

was no one present. The township engineer recommends that it be reduced by \$47,250.00, which would leave a remaining balance of \$76,463.56 in escrow.

Mr. Eberly made a motion to approve the reduction amount of \$47,250.00, leaving a remaining balance of \$76,463.56. The motion was seconded by Mr. Shertzer and passed by unanimous voice vote.

b. Request for Financial Security Reduction – Country Club Apartments

Chairman Buckwalter explained that Country Club Apartments on Pitney Road is requesting a financial security reduction. The Township Engineer reviewed it and is recommending a reduction of \$252,916.00, which will leave a new outstanding financial security balance of \$164,046.15. Chairman Buckwalter asked if there was anyone in the audience for this project. There was no one present.

Mr. Rutt made a motion to approve the financial security reduction for Country Club Apartments in the amount of \$252,916.00, leaving a balance of \$164,046.15, as recommended by the Township Engineer. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

New Business:

a. East Lancaster Hospitality Land Development Plan #08-32: Meadowland Drive

Mr. Craig Smith, a landscape architect with RGS Associates, introduced himself and presented the plan along with Hardick Patel, the developer of the site. Mr. Smith then reviewed the location, land and plans.

Mr. Smith explained that they are proposing a 43,000 square foot, three story hotel with 77 rooms and 85 parking spaces on the two acre site. He also reviewed the stormwater requirements, utility connections, and access to the property.

Mr. Smith then discussed the sidewalk along Meadowland Drive, the width of Meadowland Drive and also the curbing.

Chairman Buckwalter then suggested reviewing the waivers listed in the David Miller Associates letter dated November 10, 2008.

The first item to waive is the preliminary plan submission. The second waiver request is the requirement that a plan be prepared a scale of fifty (50) or one hundred (100) feet to the inch. The third waiver request is the requirement to provide a one hundred (100) foot clear sight triangle at all street intersections. The applicant has proposed a fifty (50) foot clear sight triangle due to the fact that this is an access driveway and not a street and that the design provides the required safe stopping sight.

The fourth waiver request is the requirement to provide curbs along all new parking compounds. The applicant would like to sheet flow a portion of the parking area stormwater runoff into a Best Management Practice (BMP) area within an island.

The fifth waiver request is the requirement that all stormsewer pipes shall be laid to a minimum depth of one (1) foot from subgrade to the crown of the pipe. The applicant has proposed the use of reinforced concrete pipe in areas where one (1) foot of cover cannot be obtained due to site constraints.

The sixth waiver request is the calculations used to prepare the pre vs. post analysis of the site and for sizing the water carrying facilities utilized the SCS method.

The seventh waiver request is the requirement that curbs shall be required along both sides of any existing streets. There was a brief discussion concerning the center of the road, sidewalks and curbing.

Chairman Buckwalter stated that in a letter from the Lancaster County Planning Commission, they recommend that sidewalks be installed along the Meadowland Drive frontage of the property.

Mr. Landis expressed his concern with the street not being centered within the right-of-way and feels that this might be the time to address this problem. Chairman Buckwalter agreed with Mr. Landis.

Chairman Buckwalter asked if there were any questions or comments from the audience.

Mrs. Lois Duling questioned the location of the building and whether there should be a tree buffer on the south side of the site.

Mr. Irl Duling asked about the rural zoning line.

There was more discussion on the street improvements.

Mrs. Susan Snyder asked whether the hotel would offer any food service and if so, the delivery trucks that would be going in and out of this location.

Mr. Patel stated that they would be offering a continental breakfast, so there would not be that much delivery traffic.

Mr. Eberly questioned the parking spaces and the number of spaces allow for staff parking.

Mr. Shertzer then asked for a break down of the staff parking.

Mr. Patel explained that there would be one (1) person at the front desk, five (5) persons for cleaning, one (1) management, and one (1) maintenance person.

Mr. Rutt then questioned a dumpster location and whether there would be any screening around it.

Mr. Patel stated that a fence would be around the dumpster.

It was questioned if there would be a pool and lifeguard.

Mr. Patel stated that the pool would be inside with no lifeguard.

It was then asked about a sprinkler system in the building.

Mr. Patel stated that there would be a building sprinkler system.

Mr. Rutt asked if this was going to be a branded unit.

Mr. Patel said it would be called La Quinta Inn & Suite Hotel.

Mr. Eberly made a motion to approve the East Lancaster Hospitality land development plan and grant the waivers requested subject to widening and vertical curbing west of new driveway to Eastbrook Road, sidewalk along Meadowland Drive deferred, widening and vertical curbing east of new driveway deferred, and must also provide additional right-of-way for future cul de sac construction. The motion was seconded by Mr. Rutt and passed by unanimous voice vote.

Other Business:

a. Authorization to Advertise 2009 Budget for Public Inspection

Mr. Hutchison explained that each year the staff prepares a draft preliminary budget for the following annual calendar fiscal year, which the Township must then advertise the availability of the budget for public review in advance to its adoption by the board.

Mr. Eberly made a motion to grant the authorization to advertise the 2009 budget for public inspection. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

b. Consideration of Financing Terms re: Sewer Maintenance Combination Vehicle

Mr. Hutchison explained that the previous vehicle was burned in a fire at the end of 2007. A bid was put in for the purchase of a new vehicle which the board authorized the purchase of in March. Delivery of the new vehicle is expected in the next couple of weeks.

Mr. Hutchison further explained that when the truck was ordered, the Board decided to wait until the funds were needed to enter into a finance agreement. M&T Bank gave the best financing quote. The first option was borrowing \$250,000 for seven (7) years at 4.08% interest. The second option was borrowing \$330,000 for seven (7) years at 3.89%. The actual price for the new truck is \$338,000. The staff is recommending the \$330,000 at the lower interest rate, which would make the annual payment a little over \$54,000 to be made in quarterly installments.

Mr. Hutchison added that the sewer fund does have the ability to pay cash, should the Board decide not to borrow the funds.

Chairman Buckwalter questioned whether the payments would come out of the sewer funds.

Mr. Hutchison replied yes.

After a brief discussion between Mr. Hutchison and the Board members, Chairman Buckwalter asked if anyone from the audience had any questions.

Mrs. Susan Snyder questioned the number of payments to be \$54,000 annually for seven (7) years.

Mr. Hutchison replied correct.

Mr. Irl Duling questioned why the truck cost so much.

Mr. Hutchison explained that the truck does numerous things involving the sewer operations.

Mr. Landis made a motion to approve borrowing the \$330,000 with an interest rate of 3.89% for seven (7) years from M&T Bank for the new sewer truck. Mr. Eberly seconded the motion and it was passed by unanimous voice vote.

c. Authorization to Defend Zoning Hearing Board Decision re: KC Wireless Sign

Chairman Buckwalter explained that this issue involves a sign that was attached to a vehicle that was parked along Rt. 30 in attempt to circumvent the current sign ordinance. The decision before the Board is whether they will defend the Zoning Hearing Board decision on this matter, due to it being appealed to County Court.

Mr. Eberly made the motion to defend the Zoning Hearing Board in regards to their decision with KC Wireless. The motion was seconded by Mr. Shertzer and passed by unanimous voice vote.

d. PA DOT Agreement re: Electronic Access

Chairman Buckwalter explained that the decision before the Board is whether they authorize the staff to participate in a computer website that allows the staff to access it for permits and other items.

Mr. Eberly made the motion to approve the agreement. The motion was seconded by Mr. Rutt and passed by unanimous voice vote.

Public Comment:

Chairman Buckwalter asked if there were any public comments.

Mrs. Lois Duling, 824 Stumpf Hill Drive, Lancaster, PA 17601, commented that she could see the new Country Club Apartments from her home and was wondering if there was some type of screening required. She also commented on the poor architecture materials used for building the apartments.

Mr. Hutchison replied that he would have to look at the plans to see what landscaping is provided on the plans. He said that when they do put in any trees that they will be six (6) foot trees planted and will take some time to grow to maturity.

Mrs. Susan Snyder, 435 Mt. Sidney Road, Lancaster, PA 17601, questioned when the second meeting in December would be and whether the budget would be available twenty (20) days prior to that date.

Mr. Hutchison stated that the second meeting in December would be on the 16th, but he was not sure of the exact date that the advertisement would go in the paper. It would probably be more than twenty (20) days before the second meeting in December.

Mrs. Snyder then asked what was being done to be frugal with the budget for the upcoming year.

Mr. Hutchison replied that the department heads have cut out a whole lot of items that had originally been asked for and have gotten the deficit spending down from \$800,000 to \$400,000 and are still working on getting it lower.

Mrs. Snyder then asked what is being done as far as energy conservation. She stated that the room was rather warm and also asked if the landscaping lights outside could be cut back to every other light being lit.

Mr. Hutchison explained that the room temperature is kept low and the lights are off until there is a need to use the room. When he arrived for the meeting this evening, he then turned the thermostat up and turned on the lights in the room. The landscaping lights would either have to be all turned off or require some major rewiring in order to have them lit every other one.

Adjournment:

A motion was made by Mr. Eberly 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, December 1, 2008 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager