

November 12, 2013

The East Lampeter Township Board of Supervisors met on Tuesday, November 12, 2013, 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. John Shertzer, Mr. John Blowers, and Mr. Glenn Eberly. Also present was Mr. Ralph Hutchison, Township Manager.

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

Todd Vaughn, David Miller & Associates Inc, Lancaster, PA representing Bird-In-Hand Bakery
Justin Smucker, 20 Leven Road, Gordonville, PA 17529 representing Country Acres Campground
Lynn Commero, representing Lancaster Newspapers
Bob May, representing Lancaster EMS
Peter McGowan, representing Waterford Quality Center
John E. Smucker, 2727 Old Philadelphia Pike, Bird In Hand, PA representing Smucker Properties

Minutes of August 6, 2013 Special Meeting (continued to August 20, 2013 and August 26, 2013):

Chairman Buckwalter explained that this was a series of meetings to review the draft of the Zoning Ordinance. He asked if there were any additions or corrections regarding the minutes of the August 6, 2013 special meeting as prepared. Mr. Buckwalter proposed a change to page three in paragraph four in the first sentence the word "increased" should be changed to "decreased". He also proposed that in the last sentence "reduce" should be changed to "increase".

A motion was made by Mr. Shertzer to approve the minutes of the August 6, 2013 meeting with the changes to paragraph four. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

Minutes of October 22, 2013 Regular Meeting:

Chairman Buckwalter asked if there were any additions or corrections regarding the minutes of the October 22, 2013 regular meeting as prepared. There were no comments.

A motion was made by Mr. Shertzer to dispense with the reading of the October 22, 2013 minutes and approve the minutes as presented. Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

Bills:

Chairman Buckwalter indicated that bills to be paid from various funds in the amount of \$417,218.45 were presented for payment. Chairman Buckwalter discussed some of the larger items included in that amount including payments to Morgan Stanley in the amount of \$40,000.00 for pension funds and to General Code in the amount of \$3,600.00 for codification payment #3.

A motion was made by Mr. Landis and seconded by Mr. Blowers to approve payment of the bills as listed in the amount of \$417,218.45. The motion was passed by unanimous voice vote.

LEMSA Presentation – Mr. Bob May, Executive Director

Mr. Bob May, Executive Director of LEMSAs, gave a presentation. He discussed the general facts of the ambulance service including revenues, expenses, station locations, municipal support and East Lampeter Township's membership returns. He discussed changes to LEMSAs including adding a Quarryville Medic

Station and the leasing and 2014 merger with Conestoga Ambulance. He explained how the Affordable Care Act and the sequestration will affect the ambulance service in the future. Mr. May asked if there were any questions.

Mr. Shertzer asked if there is a standard rate per resident or per call. Mr. May stated that they have never charged a municipality per resident or per call but are appreciative for any donations. Chairman Buckwalter asked if the past problems with receiving patient payments had been resolved. Mr. May stated not at the present time but that there is Legislation before the House to hopefully help with this situation. Mr. May thanked the Board and asked Mr. Hutchison if he may come back in 6 months with an update. Mr. Hutchison stated that would be acceptable. The Board thanked Mr. May for his service.

Old Business:

- a. Request for Release of Financial Security – Chick-fil-A: 2467 Lincoln Highway East

Chairman Buckwalter asked if anyone was present for this agenda item. No one was present.

Chairman Buckwalter stated that the township engineer, David Miller Associates, visited the site on November 1, 2013 and is recommending a full release of financial security in the amount of \$66,115.00, which will leave a balance of \$0.00.

Mr. Shertzer made a motion to release the full financial security for Chick-fil-A in the amount of \$66,115.00, as recommended by David Miller Associates, leaving a balance of \$0.00. The motion was seconded by Mr. Eberly and passed by unanimous voice vote.

- b. Request for Time Extension to Record Conditionally Approved Plan – Sheetz, Inc: 2425 Old Philadelphia Pike

Chairman Buckwalter stated that RGS Associates, representing Sheetz, Inc., sent a letter requesting a time extension to record the conditionally approved plan until February 18, 2014.

Mr. Eberly made a motion to grant a 90-day time extension to record the conditionally approved plan for Sheetz, Inc., 2425 Old Philadelphia Pike. The motion was seconded by Mr. Blowers and passed by unanimous voice vote.

- c. Request for Time Extension to Record Conditionally Approved Plan – Quality Centers:
2495 Lincoln Highway East

Chairman Buckwalter asked if anyone was present for this agenda item. Mr. Peter McGowan was present.

Mr. McGowan, representing Waterford Quality Centers, is requesting a 30-day time extension to record the conditionally approved plan for Quality Centers, 2495 Lincoln Highway East, until December 15, 2013.

Mr. Blowers made a motion to grant a 30-day time extension to record the conditionally approved plan for Quality Centers, 2495 Lincoln Highway East. The motion was seconded by Mr. Eberly and passed by unanimous voice vote.

- d. Request for Time Extension to Record Conditionally Approved Plan – Country Acres
Campground: 20 Leven Road

Chairman Buckwalter asked if anyone was present for this agenda item. Mr. Justin Smucker was present.

Mr. Smucker, representing Country Acres Campground, is requesting a 60-day time extension to record the conditionally approved plan for Country Acres Campground, 20 Leven Road, until January 24, 2014. He stated that they were waiting on a permit from PennDOT.

Mr. Shertzer made a motion to grant a 60-day time extension to record the conditionally approved plan for Country Acres Campground, 20 Leven Rd. The motion was seconded by Mr. Landis and passed by unanimous voice vote.

- e. Request for Time Extension to Record Conditionally Approved Plan – Host/Tanger Lot Add On Plan: 2300 Lincoln Highway East

Chairman Buckwalter asked if anyone was present for this agenda item. No one was present.

Chairman Buckwalter deferred to Mr. Hutchison on this agenda item. Mr. Hutchison stated that Ms. Hitchens advised the applicant that their time was running out and they should request a time extension. The applicant replied back via email requesting a 90-day time extension to record the conditionally approved plan for Host/Tanger Lot Add-On Plan, 2300 Lincoln Highway East.

Chairman Buckwalter asked if there were any questions. Mr. Shertzer asked if we will be able to solve the disagreements in that time period. Mr. Hutchison stated he thought so.

Mr. Shertzer made a motion to grant a 90-day time extension to record the conditionally approved plan for Host/Tanger Lot Add-On, 2300 Lincoln Highway East. The motion was seconded by Mr. Blowers and passed by unanimous voice vote.

New Business:

- a. Bird-in-Hand Bakery Revised Final Plan #13-31: 2715 Old Philadelphia Pike

Chairman Buckwalter asked if anyone was present for this agenda item. Mr. Todd Vaughn was present.

Mr. Vaughn, representing the Bird-In-Hand Bakery, stated that the plan was previously approved by the Board for an improvement and expansion to the bakery. He stated the building has changed requiring a Revised Land Development Plan to be filed. Mr. Vaughn reviewed the October 17, 2013 letter from Rettew Associates. A discussion was held on the zoning variance about building setback from Leacock Township. Mr. Vaughn also reviewed the letter from the Lancaster County Planning Commission noting the setback, existing well, and sidewalk along Route 340.

Mr. Eberly made a motion to conditionally approve the Bird-In-Hand Bakery Revised Final Plan #13-31 and waivers subject to the Township Engineer's review and comments and Lancaster County Planning Commission review comments. The motion was seconded by Mr. Shertzer and passed by unanimous voice vote.

Other Business:

- a. Authorization to Advertise Draft 2014 Budget for Public Inspection

Mr. Eberly made a motion to authorize the advertising of the 2014 Draft Budget. Mr. Landis seconded the motion and it was passed by unanimous voice vote.

- b. Resolution re: Sale of Township Property Under \$1,000 in value

Chairman Buckwalter explained that this is a Resolution to allow the Township to sell property under \$1000 in value. Mr. Hutchison stated that the Township Code authorizes the Township to sell items under \$1000 without a formal bidding process as long as the Township has passed a Resolution outlining the process. He stated it allows the Township to convert an asset to cash easily.

Mr. Landis made a motion to approve Resolution #2013-15 re: Sale of Township Property Under \$1000 in value. Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

RESOLUTION #2013-15

Public Comment:

There were no comments.

Adjournment:

A motion was made by Mr. Landis and seconded by Mr. Blowers to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, December 2, 2013 beginning at 7:30 pm.

Respectfully submitted,

Ralph Hutchison
Township Manager