

March 2, 2020

The East Lampeter Township Board of Supervisors met on Monday, March 2, 2020 at 7:30 pm. at the East Lampeter Township Office: 2250 Old Philadelphia Pike, Lancaster, PA 17602. The meeting was called to order by Chairman Meyer. In addition to Mr. Meyer, supervisors present were: Mr. John Blowers, Mr. Dave Buckwalter and Mr. Ethan Demme. Mr. Glenn Eberly was absent. Also, present was Mr. Ralph Hutchison Township Manager.

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

Kenneth Hornbeck, representing High Real Estate Group  
Vicki Phillips, representing Granny N Pops Place  
Darrin Phillips, representing Granny N Pops Place  
Freddie Ambrozik, representing Granny N Pops Place  
Charles E Adam, representing Granny N Pops Place  
Mark Crawford, representing Granny N Pops Place  
Emmanuel V. Velane, representing Granny N Pops Place  
Lonny J Pacana, representing Granny N Pops Place  
Lynn Commero, representing LNP  
Matt Bansept, representing Granny N Pops Place  
Steve Gribble, representing Ronks Fire Co.  
Dave Gribble, representing Ronks Fire Co  
Tim Mekeel, representing LNP  
Eric Rhine, representing E.M.R.A

Public Comment (non agenda items)

Mr. Ken Hertz of Eastwood Meadows was in attendance to apologize to the Board about the previous meeting were there was discussion about the speeding concerns at Eastwood Meadows. . Mr. Hertz stated that he knows that a lot of time and money is being spent to try and correct the problem. He wanted the Board to know that he really appreciates the efforts. He also wanted to know who should he contact about the maintenance and repair the fire hydrants.

Mr. Hutchison stated the City Water Bureau takes care of the water system, including fire hydrants and that the Township would be happy to make a phone call for him.

Mr. Eric of Eastwood Meadows also thank the Board. He wanted to know the timeline for the painting of new street lines.

Mr. Hutchison stated that it is weather dependent. So, sometime in the Spring.

Ms. Vicki Phillips was in attendance representing Granny & Pops Place. She asked the Board to please have mercy on them and stated that she has 15 tenants that are on the verge of losing their housing and that they can not afford anymore than what they have and that they are wonderful people. She would like to keep the Boarding house running and will do anything they need to do with the help of the Township.

Mr. Darrin Philips then stated that he and Vicki own the boarding house and that they are not looking to make a million dollars off of it. He stated that they have tried to upgrade the place to make it better and that they have done a lot of work to the place.

Mr. Hutchison stated that this is matter of ongoing litigation. The last decision by the courts has been appealed by the Phillips'. Mr., Hutchison stated that any opportunity for discussions should go through legal counsel.

### Consent Agenda

- a. Approval of the Minutes of the Monday, January 20, 2020 Regular Meeting
- b. Approval of the Minutes of the Saturday, February 1, 2020 Special Meeting
- c. Approval of the Minutes of the Monday, February 10, 2020 Regular Meeting
- d. Approval to pay invoices from all funds: Total - \$451,018.17
- e. Request for Financial Security Release – Pine Hill Trailers: 2975 Lincoln Hwy E
- f. Time Extension to record conditionally approved plan – Turkey Hill Car Wash: 5 Strasburg Pike

Chairman Meyer presented the bills to be paid from various funds for the total amount of \$451,018.17. He mentioned the large payment amounts of \$8,970 to Paradise Masonry for Public Works Building floor sealing, \$62,500 to Township Fire Companies for 1<sup>st</sup> quarter contributions (\$15,625 to each fire company), \$9,250 to Public Libraries for 1<sup>st</sup> contributions (\$4,255 to Lancaster; \$3,145 to Manheim Twp.; \$1,850 to Pequea) and \$8,732 to Smoketown Associates, LLC for off site frontage improvements along Old Philadelphia Pike.

Chairman Meyer also said that a Request for Financial Security Release for Pine Hill Trailers: 2975 Lincoln Hwy E. was received and that the Township engineer has provided a letter recommending a full release of the remaining financial security for the project. Chairman Meyer also indicated that a 60 day Time Extension request to record the conditionally approved plan for Turkey Hill Car Wash: 5 Strasburg Pike has been received and that Township staff has no objection to the request.

Mr. Blowers made a motion to approve the consent agenda as presented. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

### Old Business

None

### New Business

- a. High Assoc. Subdivision & Land Development Plan #19-22 – Ben Franklin Blvd.

Mr. David Miller of Rettew Associates was in attendance along with Mr. Kenneth Hornbeck of

High Real Estate Group and Mr. Mark Stanley, Esq. Mr. Miller stated that he wanted to give a brief overview of what the project entails. He mentioned that this project is referred to as the Zook Esh Yoder project in the Greenfield Corporate Center. He also said that the site of the project is about 110 acres in size and that it is all located within the Business Park (BP) Zoning District. He also indicated that all of the uses that they are proposing are permitted within the BP Zoning District. He stated that they are here before the Board to request preliminary / final plan approval for this land development plan. He said that Phase one of the project involved the construction of what is known as the Ben Franklin Blvd east of Greenfield Road. Phase 2 is the extension of Ben Franklin Blvd to Willow Rd. across from Forry Road. Mr. Miller stated that according to the Township Engineer's letter dated February 28, 2020 there are a number of modifications, waivers and deferrals that are requested as part of the proposal. Mr. Miller reviewed each of these waivers, deferrals and modifications with the Board.

After some discussion between the Board, the applicant and Mr. Hutchison, Mr. Blowers made a motion to conditionally approve High Assoc. Subdivision & Land Development Plan #19-22 - Ben Franklin Blvd. subject to all preliminary plan requirements being included on the plans per the Lancaster Co. Planning Commission letter dated 12/17/19 and all review comments provided in the Township Engineer's letter dated 2/28/20, also including conditional approval of the two additional modifications submitted by David Miller at the meeting and subject to the applicant providing accommodations for all of the issues raised by neighbors in the private meeting that High Associated held as per the letter dated 1/16/20 from Mr. Hornbeck. As an additional condition of approval, the completion of the a detailed traffic analysis for all intersections, up to Greenfield Rd at Wm. Penn Blvd. if the Walnut Street extension project is not under construction before a building permit is requested for the second multi use building, and finally work with the Township to address stormwater conditions along Willow Road between Willow Rd and the warehouse facility. Mr. Buckwalter seconded the motion and it was passed by unanimous voice vote.

b. Resolution re Sewer Planning Module: SSN Hotel Management – 2017 LHE

Mr. Hutchison stated that this Resolution is related to the project that was heard at the conditional use hearing previously. He said that the applicant is submitting a component three full planning module for the project which involves two extended stay hotels.

Mr. Buckwalter made a motion to approve Resolution re Sewer Planning Module: SNN Hotel Management – 2017 LHE. Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

### **Resolution 2020-05**

c. Shoppes @ Rockvale C-3 Overlay Zoning Amendment – Informal Discussion

Mr. Mark Stanley along with Mr. Isaac Massry and Mr. Chris Venarchik of RGS were in attendance representing the current owner and developer of the Shoppes @ Rockvale. Mr. Stanley mentioned that he was in attendance on an informal basis about the draft amendment to the C-3 Regional commercial zoning district. He further indicated that once they get into

submitting a formal petition to amend the ordinance, there are certain steps that need to be taken both under the ordinance and under the municipalities planning code. He said that discussions regarding the C-3 regulations and specifically their impacts on the Shoppes @ Rockvale have been going on for months with Township staff.

Mr. Stanley said that the main concepts included in the draft amendment are to allow shopping centers with significant vacancy conditions to redevelop their properties through an overlay zone that would require the submission of a master plan for redevelopment of the site and would allow certain other uses to be included in the redevelopment, uses that are not currently permitted in the underlying C-3 zone. He said that these uses would include residential uses, medical uses, office uses and others.

After Mr. Stanley's presentation there was a lengthy discussion among the Board members regarding the draft amendment. All Board members viewed the concepts favorably and encouraged the owner to continue to work with Township staff on the details of the amendment prior to submission as a formal application.

d. Township Planning Commission 2019 Annual Report

Mr. Hutchison mentioned this report is required every year and that it's a summary of activities for the prior year. No action is required it is presented for the Board's acceptance.

Action Items:

a. Resolution re Dial 811/Safe Digging Month

Mr. Hutchison stated that anyone who wishes to dig anywhere in Pennsylvania, they must call the 811 system at least three days before they start. He also mentioned that the Township's Public Works Staff responded to approximately 1300 notifications to mark Township owned underground facilities in 2019.

Mr. Blowers made a to adopt Resolution re Dial 811 / Safe Digging Month. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

**Resolution 2020-06**

b. Resolution re Disposal of Township Records (PD)

Mr. Buckwalter made a motion to approve Resolution re Disposal of Township Records (PD). Mr. Blowers seconded the motion and it was passed by unanimous voice vote.

**Resolution 2020-07**

c. Resolution authorizing the execution of PADOT Multimodal Grant Agreement

Mr. Hutchison stated that "Phase 3" of the Township's Lincoln Highway Streetscape

implementation plan is that section east of the new Tanger intersection at Dutch Wonderland and going east from there. This agreement is for the second of the two Multimodal grants that were awarded to the Township. The other one was from the Commonwealth Financing Authority and this one is from PADOT. He said that the Township receive the agreement from PADOT last week and that PADOT requires that the Township adopt a Resolution to authorize execution of the agreement.

Mr. Blowers made a motion to approve the Resolution authorizing the execution of PADOT Multimodal Grant Agreement. Mr. Demme seconded the motion and it was passed by unanimous voice vote.

### **Resolution 2020-08**

#### Manager's Report:

##### a. MS4 Report

Mr. Hutchison stated that Ms. Hitchens put together the MS4 report with a list of activities that are taking place. The Township continues to work on identifying pollution reduction projects so requirement can be met by the end of 2023. Township is moving forward with the documents that will be necessary to transfer the stormwater system to the Sewer Authority to enter into an operations and maintenance agreement between the Authority and the Township and to ultimately have the authority establish a fee along with a credit policy go along with that fee to get property owners to partner with the Township to improve stormwater discharges and reduce the fee charged. Board member will see those documents at the 3/16/20 Board of Supervisors meeting and the East Lampeter Sewer Authority will take action at their meeting on 03/19/20.

##### b. Greater Lancaster Heritage Pathway Implementation Report

Mr. Hutchison stated that Township staff continues to work on this project. The Township is working High Associates on the design of the pathway in conjunction with the Walnut Street Extension project. He said that he still feels that the cost of the trail and the amenities that go along with it will be approximately \$2 million. He said that Township staff is still working to find resources that will help to pay for it. He said that at this time he is proceeding with the assumption that this section of the pathway will be owned and maintained by the Township unless the Board wants staff to approach it in a different way.

#### Adjournment

A motion was made by Mr. Blowers and seconded by Mr. Buckwalter to adjourn the meeting. The motion was passed by unanimous voice vote. The next regularly scheduled meeting is to be held on Monday, March 16, 2020 beginning at 7:30 pm.

Respectfully submitted,  
Ralph Hutchison  
Township Manager