

**MINUTES**  
**LANCASTER TOWNSHIP BOARD OF SUPERVISORS**  
**April 9, 2012**

**I. Pledge of Allegiance, Call to Order, and Roll Call**

The duly advertised Lancaster Township Board of Supervisors meeting was held on April 11, 2011 in the township building at 1240 Maple Avenue, Lancaster, PA. The meeting was called to order at 7:00PM by Chair Benjamin H. Bamford. Vice Chair Thomas H. Schaller and Treasurer Kathy Wasong were present. Others in attendance included township management staff and interested parties. Mr. Bamford led those assembled in the Pledge of Allegiance.

At 7:02PM, Ms. Wasong moved, Mr. Schaller seconded, and the board unanimously recessed the board meeting for a hearing.

**LEGISLATIVE HEARING: PEITION TO REZONE A PARCEL OF LAND**

Matthew J. Creme, Jr., attorney for Lancaster Township, opened the Legislative Hearing, which through Ordinance No. 2012-01, seeks to amend Chapter 280 of the Lancaster Township Zoning Ordinance to rezone an area on the west side of Millersville Road and the east side of Barbara Street from Campus/Open Space (S) to Composite/Commercial District (C-2). Mr. Creme explained the reason for the hearing, the process and format, and then proceeded to conduct the hearing. Mr. Creme conducted swearing-in of several individuals who gave testimony. After presentations of the various plans that make up the entire site, several key points were made about the commercial development of the site:

- Wabank Road will be extended through a corner of Comet Field to Barbara Street.
- Fencing and sidewalks will be installed to direct foot traffic around Comet Field to pedestrian crossings.
- Safety for the students is a paramount concern and plans were developed with cooperation from Elizabeth Martin Elementary School/School District of Lancaster and the Penn Manor School District.
- Richard Welkowitz, President of Blackford Development, Ltd., spoke of the company's commitment to each affected community and willingness to provide funds for the road improvements/changes.
- Millersville Borough and Blackford Development, by agreement, will maintain a fund for the on-going maintenance of the portion of the road located in Lancaster Township.
- Alex Henderson, Rice Road, said that although it was an excellent presentation, the request amounts to spot rezoning. He is opposed on that basis and feels the township should not approve rezoning.

With no further comments, Ms. Wasong moved, Mr. Schaller seconded, and the board unanimously closed the hearing at 8:20PM.

Mr. Schaller moved to approve Ordinance No. 2012-01 allowing for the amending of Chapter 280 of the Lancaster Township Zoning Ordinance. Ms. Wasong seconded the motion, which was followed by discussion by the board members. Ms. Wasong appreciates the good working relationship with the Penn Manor and Lancaster School Districts but wants to maintain open space in the township. She fears a "domino effect" with additional commercial space on Comet Field. Mr. Schaller feels the traffic and pedestrian improvements are a huge plus and that this development will be an important benefit to many. Mr. Bamford supports it for many reasons already stated and noted the township will have the opportunity to judge any future rezoning issues. The board then voted on Ordinance No. 2012-01, which was approved two votes to one with the one dissenting vote cast by Ms. Wasong. (Names of presenters and attendees are attached hereto.)

**II. Public Comment on Agenda Items:** There were no comments.

**III. Secretary's Report**

The minutes of the March 12, 2012 board meeting were approved by general consent.

**IV. Treasurer's Report**

Treasurer Wasong presented the treasurer's report as of March 31, 2012:

General Fund.....	\$4,175,843.41
Highway Aid Fund.....	496,551.41
Parks/Open Space Fund.....	15,529.22
Capital Reserve Fund.....	<u>724,655.27</u>
TOTAL .....	\$5,412,579.31

Mr. Bamford stated the treasurer's report would be filed for audit.

**V. Payment of Bills**

On a motion by Ms. Wasong, seconded by Mr. Schaller, the board unanimously approved the payment of bills (March 13–April 9, 2012):

General Fund.....	\$325,761.48
Escrow Fund .....	13,511.55
Highway Aid Fund.....	5,672.47
Parks/Open Space Fund.....	2,534.01
Capital Reserve Fund.....	<u>-0-</u>
TOTAL .....	\$347,479.51

**VI. Reports**

- A. Lancaster Township Fire Department:** Mr. Schaller reported 35 calls for March making a 2012 year-to-date total of 112 calls.
- B. Lafayette Fire Company:** There were four calls answered on the east side of Lancaster Township.
- C. Police:** Officer Michael Piacentino went over the March report and explained the overtime increase in the first quarter was because of increased criminal investigations.
- D. Sewer and Other Reports:** Alex Henderson, township representative to the Lancaster Area Sewer Authority for the past ten years, said he was available at any time to answer questions. Reports are available for public inspection at this meeting and during regular business hours.
- E. Recycling Report:** February 2012: 14.53%
- D. Lancaster Inter-Municipal Committee:** Ms. Wasong reported on the April 11 meeting in East Lampeter. The three supervisors from Pequea Township attended this meeting. The LIMC's annual dinner meeting is Tuesday, May 15 at Four Seasons.

**VII. Announcements**

- A. Next Regular Board Meeting:** May 14, 2012, 7:00PM, workshop at 6:00PM.

**VIII. Old Business:** There was no old business.

**IX. Planning/Zoning Business**

**A. LTPC #237—Southern Village, Phase IIIA, Side Yard Separation**

After discussion, Ms. Wasong moved to approve a request for modification to open space requirements, reducing the separation distance between single family units on lots 210-237, 229-237 and 239-241 from twenty (20) feet to twelve (12) feet with the provision of sprinklers (which is preferred) and/or fire-proofing materials added to construction with the further provision that the township manager and zoning officer monitor and approve final plans. Mr. Bamford seconded the motion, which passed two votes to one with Mr. Schaller casting the dissenting vote.

**B. Ordinance No. 2012-01**

This ordinance was passed immediately following the legislative hearing at the beginning of this meeting.

**C. Ordinance No. 2012-02**

Mr. Schaller moved, Ms. Wasong seconded, and the board unanimously approved this ordinance amending/deleting Chapter 110, Section 110-3 of the Lancaster Township Property Maintenance Code as it pertains to violations and enforcement and creates Section 204.

**D. Presentation of the New Lancaster Township Zoning Ordinance**

William M. Laudien, township manager, presented and explained the new ordinance. Ms. Wasong then moved, Mr. Schaller seconded, and the board voted unanimously to pass on the new zoning ordinance to the Lancaster Township Planning Commission and the Lancaster County Planning Commission, pending minor, nonsubstantive changes.

**X. New Business**

**A. 2012/2013 Memorandum of Understanding with the Lancaster County Conservation District.**

Mr. Schaller moved, Ms. Wasong seconded, and the board unanimously approved a memorandum of understanding with the Lancaster County Conservation District regarding a written *Erosion and Sediment Control Plan* for all earth moving activities involving 5,000 square feet or more of disturbance.

**B. Agreement By and Among Millersville Borough, Lancaster Township, and Blackford Development, Ltd.**

A motion by Ms. Wasong and seconded by Mr. Schaller (setting forth the obligations of each party as related to the extension of Wabank Road to Barbara Street) was withdrawn at the suggestion of Mr. Creme, township solicitor. He recommended that an intergovernmental agreement be written and presented at a later date.

**C. Handicapped Parking Space Application**

Ms. Wasong moved, Mr. Schaller seconded, and the board unanimously approved a request for a handicapped space at 141 Nassau Road.

**XI. Guest Recognition and Participation:** There were no comments.

**XII. Executive Session**

The board held an executive session after the workshop from 6:25PM to 6:50PM to discuss personnel issues.

### **XIII. Adjournment**

There being no further business, the meeting was adjourned at 9:20PM.

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William M. Laudien, Secretary

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