

**LANCASTER TOWNSHIP BOARD OF SUPERVISORS MEETING**  
**MINUTES**  
**November 13, 2017**

**I. PLEDGE OF ALLEGIANCE, CALL TO ORDER, AND ROLL CALL**

The duly advertised Lancaster Township Board of Supervisors meeting was held on Monday, November 13, 2017 in the township building at 1240 Maple Avenue, Lancaster, PA. The meeting was called to order at 7:06PM by Chair Kathy Wasong. Vice Chair Benjamin H. Bamford, Treasurer Thomas H. Schaller, and Township Manager William M. Laudien were also present. Others in attendance included township staff and interested parties. Ms. Wasong led those assembled in the Pledge of Allegiance.

**II. EXECUTIVE SESSION**

An executive session was held on Monday, October 16, 2017, to discuss a contract.

**III. PUBLIC COMMENT ON AGENDA ITEMS**

No public comments on agenda items.

**IV. SECRETARY'S REPORT**

The minutes of the October 9, 2017 board meeting were approved by general consent.

**V. TREASURER'S REPORT**

Mr. Schaller presented the treasurer's report as of November 13, 2017:

General Fund.....	\$5,835,581.89
Highway Aid Fund.....	602,534.43
Parks Fund .....	3,148.72
Capital Reserve Fund.....	873,159.28
TOTAL .....	\$7,314,424.32

Ms. Wasong stated the treasurer's report would be filed for audit.

**VI. PAYMENT OF BILLS**

On a motion by Mr. Schaller, seconded by Mr. Bamford, the board unanimously approved the payment of bills (October 10, 2017–November 12, 2017):

General Fund.....	\$797,295.58
Escrow Fund .....	68,557.71
State Highway Fund.....	23,574.52
Parks Fund .....	2,884.65
Capital Reserve Fund.....	-0-
TOTAL .....	\$892,312.46

**VII. REPORTS**

**A. Lancaster Township Fire Department:** Chief Ron Comfort Jr. reported there were thirty-four calls in the township, with seventeen calls for mutual aid, during the month of October 2017, making a year-to-date total of 415 calls. Chief Comfort also reminded everyone that this is a good time to change the batteries in your fire and

carbon monoxide alarms, and if you do not have a carbon monoxide alarm, it would be a good idea to get one. Ms. Wasong also reminded everyone that a generator for when the power goes out should always be kept outside, and never in a building, and need to be hooked up properly.

- B. Lafayette Fire Company:** There were nine calls answered on the east side of Lancaster Township during the month of October 2017.
- C. Police:** Sergeant Michael Piacentino gave an overview of the October 2017 police report.
- D. Sewer/Other Reports:** Reports are available for public inspection at the meeting and during regular business hours.
- E. Recycling Report:** September 2017: 30.24%; October 2017: 22.41%
- F. Lancaster Intergovernmental Committee:** Mr. Laudien reported that there will be no meeting until January 2018, and that the committee is considering changing the structure, and is open for suggestions.

### **VIII. ANNOUNCEMENTS**

- A. Yard/Woody Waste Facility:** Last day for drop off of yard/woody waste is Wednesday, November 22, 2017 from 2:00PM to 5:00PM.
- B. Office Closed:** November 23 & 24, 2017 (Thanksgiving)
- C. Leaf Pickup on Signed Streets:** Ends on Wednesday, December 6, 2017, weather permitting.
- D. Leaf pickup on Non-signed Streets:** Ends week of week is December 11-15, 2017, weather permitting.
- E. Next Board of Supervisors Meeting:** Monday, December 11, 2017, 7:00PM; workshop at 6:00PM, Lancaster Township.

### **IX. OLD BUSINESS**

No old business.

### **X. PLANNING AND ZONING BUSINESS**

- A. LTPC #266—212 South Conestoga Drive, Stormwater Management Site Plan**

Mr. Schaller moved, and Mr. Bamford seconded, and the board unanimously approved a Stormwater Management Site Plan, including requested waivers, for Alvin Fisher, 212 South Conestoga Drive.

Waiver requests include:

  - SWMO Section 229-43.15.E: Township Notification of Infiltration Testing
  - SWMO Section 229-48.1.B.3 and 229-49.2.a.2: Loading Ratios

The Lancaster Township Planning Commission recommended approval of this plan at their meeting on October 17, 2017 subject to the conditions of township engineer Ben Webber's review letter dated October 4, 2017.
- B. LTPC #241—Millersville Commons, Financial Security Release Request**

Mr. Bamford moved, and Mr. Schaller seconded, and the board unanimously denied a request from Richard Ozimek, Millersville Road Partners, LP, for the full release of the Financial Security for this Subdivision Land Development Plan. The request was submitted via a letter dated October 27, 2017. Township

Engineer Ben Webber recommended not releasing the financial security in his letter dated November 3, 2017.

- C. **LTPC #264—City of Lancaster 2017 Operations Center, Extension of Time**  
Mr. Schaller moved, and Mr. Bamford seconded, and the board unanimously voted to accept the 90-day extension of time granted by the city of Lancaster for consideration of the Lancaster City Operations Center Preliminary/Final Land Development Plan submission, as referenced in a letter dated November 6, 2017, from Lancaster Civil Engineering Company.
- D. **Consent Agreement/Bigler and Lancaster Township**  
Mr. Bamford moved, and Mr. Schaller seconded, and the board unanimously approved a request to accept and sign a consent agreement relating to outstanding notices of violation in connection with the property owned by Mr. Samuel Bigler at 1780 Wabank Road, provided the checks received clear the bank, and that the discrepancy on one check is resolved.
- E. **Valentino's Cafe—Rider Avenue**  
Mr. Schaller moved, and Mr. Bamford seconded, and the board unanimously approved a request from Valentino's Cafe for a letter of consent to expand their license to a portion of their parking lot for a special event on February 28, 2018.

## XI. NEW BUSINESS

- A. **Presentation of 2018 Proposed Budget**
- Mr. Schaller moved, and Ms. Wasong seconded to reduce the budget amount of \$4,000.00 for LEMSA to \$0 for the 2018 proposed budget.  
Mr. Bamford opposed the motion.
  - Mr. Schaller moved, and Ms. Wasong seconded to add the budget amount of \$4,000.00 to the Lancaster Public Library contribution taking it from \$28,000.00 to \$32,000.00 for the 2018 proposed budget.  
Mr. Bamford opposed the motion.
  - Mr. Schaller moved, and Mr. Bamford seconded, and the board unanimously agreed to put into the 2018 proposed budget \$200,000.00 for operating expenses, and \$100,000.00 for capital reserves for the Lancaster Township Fire Department, with the ability to make an adjustment, if needed, before the budget is passed in December 2017.
  - Mr. Schaller moved, and Mr. Bamford seconded, and the board unanimously directed the township manager to advertise the 2018 budget for public inspection. The document will be on public display at the township office from November 20, 2017 through December 11, 2017, at which time the board will vote on the proposed budget.
- B. **Res2017-10—PennDOT Sidewalk Maintenance Agreement**  
Mr. Bamford moved, and Mr. Schaller seconded, and the board unanimously approved Resolution 2017-10 that the Chair of Lancaster Township be authorized and directed to sign the PennDOT sidewalk maintenance agreement that was signed on June 12, 2017.
- C. **913 East Orange Street Bid Award**  
Mr. Bamford moved, and Mr. Schaller seconded, and the board unanimously accepted a bid from Jonathan Owens of Brookline Builders, Inc., in the amount of

\$5,500.00, for the acquisition and rehabilitation of 913 East Orange Street, a property owned by Lancaster Township.

**D. Handicapped Parking Sign Application**

Mr. Schaller moved, and Mr. Bamford seconded, and the board unanimously approved an application for the installation of a handicapped parking sign at 320 Yorkshire Drive, utilizing the submitted Plan B only.

**E. Nomination of Candidate to be Appointed to the Lancaster County Planning Commission Region 3**

Mr. Schaller moved, and Ms. Wasong seconded, and the board unanimously nominated Mr. Benjamin Bamford as a candidate to be appointed to the Lancaster County Planning Commission, serving Region 3.

**F. Res2017-11—Mini Casino**

- Mr. Schaller moved, and Mr. Bamford seconded, and the board unanimously approved a motion to discuss Resolution 2017-11, mini casino. Discussion ensued.

- Mr. Schaller moved, and Mr. Bamford seconded, and the board unanimously approved Resolution 2017-11 to prohibit the placement of a Category 4 licensed facility (mini casino) within the boundaries of Lancaster Township, Lancaster County, PA.

**XII. GUEST RECOGNITION AND PARTICIPATION**

- **Nick Selch, Wheatland Avenue**—asked about the status of traffic study of no left turn from Race to Columbia Avenue. Mr. Laudien said the study was conducted and the conclusion was that the intersection would be served by restricting left hand turns from Race Avenue to Columbia Avenue, and directing that traffic as to right turn only. A request to make that modification was submitted to PennDOT, and anticipate sometime by the end of November having a response back from them. Mr. Schaller mentioned that in that study there was no warrant for a traffic light there.
- **John Pinder, Atkins Avenue**—attended the recent water tower meeting. Can you give a response to the issue? Ms. Wasong stated that the official position of the township is we support the district in the construction of the new school. If the tower can be built without compromising the design of the school, then so be it, but the obligation is on the city to demonstrate the need. Other than that, as the review body, it would be inappropriate for us to comment as we have not received any land development plan. This is an issue between the school district and the city, and the school district has to decide if they want to let them have that property. We cannot do or say anything until we have a land development plan.
- **Kate Lutz, Atkins Avenue**—Hypothetically, they say yes and the water tower goes in, then how does the township take a stand on behalf of the residents to interact with the city. Also, wasn't there a plan earlier that the township supported? Mr. Laudien explained the first thing that needs to be resolved is whether or not the school district wants to allow the city to utilize the property. If the school district says no, than it becomes a nonissue. If they say yes, than the school district needs to incorporate the water tower as part of their design, or both agencies need to come in with designed land development plans for both uses. When the land development plan comes in, that initiates the land development process for the township. Ms. Lutz—how is the land currently zoned? Mr. Laudien—that

particular area is zoned open space, and the open space zoning has specific uses enumerated. Utilities are permitted in that zone; utilities are permitted in almost every zone. Municipal use/school district use is also permitted in that zone. Mr. Laudien welcomed Ms. Lutz and other interested parties to come in and he and the zoning officer can sit down with them to explain zoning ordinances. With regard to the second question about a previous water tower application—there was a previous request to have the water tower, but that approval was conditioned on the ability of the city to negotiate a lease deal with the school district. They had one year to do that, and they couldn't, and that plan was scratched. That plan does not exist anymore.

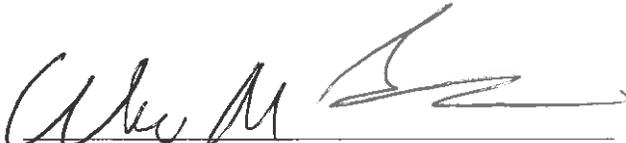
- **Elizabeth Paul, Atkins Avenue**—the industrial water tower that is being planned for a community that is almost 100 years old, does the effect on the ambience of the appeal of Lancaster Township, is that factoring into anybody's decision? Mr. Laudien pointed out that the answer is very specific—the submitted plan gets measured against the regulations of the subdivision land development ordinance and zoning ordinance. If you need to understand that process or those details, we are happy to sit down with you and go over those things. There is nothing to be considered at this point. Ms. Paul said this is not just an in your backyard issue, and is concerned area will lose its appeal, and hopes someone is paying attention.
- **Charlie Humphreville, North President Avenue**—if someone submitted a plan, at some point you would involve the public. Can you give detail on that format? Mr. Laudien explained it would take place at the planning commission meetings which are the third Tuesday of the month at 7:00PM. When it comes before us, and there is a submitted plan, I have no doubt all interested parties will be well aware, and I anticipate it being a multi-month process.
- **Marco DiGiulio, South President Avenue**—In reviewing the planning commission minutes of March 16, 2016 when conditional approval was granted, can you explain. Mr. Laudien explained this was the last plan that was submitted. Those conditions won't exist if a new plan is presented. If the use is going to be utilized as demonstrated by the school district and the city water department as this point, they will have to go through a complete and formal land development application. Mr. DiGiulio has good points, and it was suggested he present them to the Lancaster County Planning Commission and Lancaster Township Planning Commission when an application is submitted and placed on the agenda for consideration. Mr. Daniels pointed out that the planning commission (township and county level) is a recommending body only; they do not approve or deny, they recommend, and then it goes to the elected officials.
- **Kate Lutz, Atkins Avenue**—how is the right of way under the ground being related to the water tower as opposed to being new transmission lines because it sounds like it would be related to the tank. Ms. Wasong explained we do not run the water department. You would need to go to the utility for an explanation, and Mr. Laudien reiterated that.
- **John Pinder, Atkins Avenue**—one of the surprising pieces of information was that it was mentioned in an engineering study for the city in 2003 that Atkins Avenue was an area that a water tower was going to be needed. If they have been thinking of that site for a long time because they hired an engineer, was that information private and not shared with the public. Ms. Wasong pointed out she was unaware of it. Mr. Bamford said it was a privately contracted study done.

- **Kate Lutz, Atkins Avenue**—can the newsletter be used to notify residents of a meeting? Ms. Wasong indicated it would probably be too time-sensitive and it wouldn't make it. Information is always on the township website. Agendas are all on the website and always in the newspaper.

**XIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:06PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'William M. Laudien', written over a horizontal line.

William M. Laudien, Secretary