

## LANCASTER TOWNSHIP BOARD OF SUPERVISORS MEETING

### MINUTES

**December 10, 2018**

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

The duly advertised Lancaster Township Board of Supervisors meeting was held on Monday, December 10, 2018 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, Treasurer Steven P. Elliott, Township Manager William M. Laudien, and Township Solicitor Matt Crème were also present. Others in attendance included township staff and interested parties. Mr. Bamford led those assembled in the Pledge of Allegiance.

#### **II. PUBLIC COMMENT ON AGENDA ITEMS**

- Carissa Pinkard, Conestoga Woods Road—Commented on LTPC 224 modification request. She is the Conestoga Reserve HOA president, and with the modification is a letter which she signed agreeing to the modification request; however, she no longer stands at the position. Ms. Pinkard stated she cannot say as the HOA president that she supports the modification so that four can get what they want, and the other twenty cannot.
- Laura Knaur, Bean Hill Road—Owns property on the corner of Bean Hill Road and Wabank Road that will be discussed later for possible rezoning. It looks like there are several properties included. We own 23 acres of the 35 being discussed, and hope that this process will allow our views to be taken into consideration. Township solicitor Matt Crème did point out that the only purpose of the rezoning request on the agenda tonight is to refer it to the county and township planning commissions, and there will be no discussion this evening. That will be scheduled for another (several) public meeting. There will be no public discussion. It is acknowledging receipt, and giving it to both planning commissions of the county and township for discussion, and those would be the first opportunity to comment on that matter.

#### **III. CONDITIONAL USE HEARING**

Mr. Bamford closed the regular meeting at 7:04pm to open a conditional use hearing per Article XX, Chapter 280, Section 2001. Applicant WPE Partnership, LP requested a Conditional Use per section 504.1 of the Lancaster Township Zoning Ordinance (2012) in order to construct a conventional residential development located at 690 Bean Hill Road, owned by Raymond Family Revocable Trust, and identified as tax parcel 340-38350-0-0000 in the R-2 Residential Zoning District.

Applicant representatives and township staff were sworn in by court reporter Cheryl Hansberry. Mr. Crème explained the proceedings, and applicant representative Bill Swiernik of DM/A made a presentation to the board.

Mr. Elliott moved, and Mr. Schaller seconded, and the board unanimously agreed to continue the conditional use hearing to the Monday, January 7, 2019 board of supervisors meeting, and leave the record of testimony open.

Mr. Bamford reconvened the regular meeting at 7:41pm.

**IV. SECRETARY'S REPORT**

The minutes of the November 12, 2018 board meeting were approved by general consent.

**V. TREASURER'S REPORT**

Mr. Elliott presented the treasurer's report as of December 10, 2018:

General Fund.....	\$7,261,690.87
Highway Aid Fund.....	565,970.32
Parks Fund .....	41,169.41
Capital Reserve Fund .....	431,667.61
TOTAL .....	\$8,300,498.21

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

**VI. PAYMENT OF BILLS**

On a motion by Mr. Elliott, seconded by Mr. Schaller, the board unanimously approved the payment of bills (11/13/2018–12/10/2018):

General Fund.....	\$381,584.85
Escrow Fund .....	2,947.70
State Highway Fund.....	65,187.51
Parks Fund .....	253.44
Capital Reserve Fund.....	-0-
TOTAL .....	\$449,973.50

**VII. REPORTS**

- A. Lancaster Township Fire Department:** Chief Ron Comfort Jr. reported there were twenty-six calls in the township, with twelve calls for mutual aid, during the month of November 2018, making a year-to-date total of 432 calls. Chief Comfort reminded everyone that in addition to checking the batteries in their smoke detector, to do the same with the carbon monoxide detector, and if you do not have one, suggested it a good idea to get one.
- B. Lafayette Fire Company:** There were seven calls answered on the east side of Lancaster Township during the month of November 2018.
- C. Police:** Sgt. John Donnelly gave an overview of the November 2018 police report. Sgt. Donnelly stated there have been zero used of Narcon for the second month in a row, and that uses of it are down in Lancaster Township. He also stated that the MTPD clearance rate is up 10% from last year.
- D. Recycling Report:** November 2018: not available.
- E. Sewer/Other Reports:** Reports are available for public inspection at the meeting and during regular business hours.

**VIII. ANNOUNCEMENTS**

- A. Executive Session:** An executive session was held after the workshop meeting, Monday, December 10, 2018, to discuss a contract issue.
- B. Leaf Collection:** The final week of leaf collection for non-signed streets is Monday, December 10 through Friday, December 14, 2018. See the township website for the most recent updates for your area. Leaves put out after the final date for your neighborhood will not be picked up.

- C. **Office Closed:** Monday and Tuesday, December 24 and 25, 2018, and Tuesday, January 1, 2019.
- D. **Collection of Real Christmas Trees:** Free collection of real Christmas trees will take place January 7-10, 2019, on your regular trash day. Do not put trees out before January 7. All decorations must be removed; no bagged trees. If you miss the collection, a \$4.00 red tag will be required. Artificial trees can be disposed of with trash, and require a \$4.00 red tag.  
Real Christmas trees may also be dropped off at the township woody waste facility, off Elm Ave., 7:30am to 3:30pm only, on Wednesday, January 2 through Friday, January 4, and Monday, January 7 through Friday, January 11. Right of the rear gate there will be a signed area for drop off. All decorations must be removed; no bagged trees, and absolutely no artificial trees or woody waste will be accepted. This service is for township residents only.
- E. **Next Board of Supervisors Meeting:** Monday, January 7, 2019, workshop at 6:00pm; reorganization and regular meeting at 7:00pm, Lancaster Township.
- F. **Board of Auditors Annual Meeting:** Tuesday, January 8, 2019, 5:30pm, Lancaster Township.

**IX. OLD BUSINESS**  
No old business.

**X. PLANNING AND ZONING BUSINESS**

- A. **LTPC 224 – Conestoga Reserve – Modification Request**  
Mr. Schaller moved, and Mr. Elliott seconded, and the board unanimously approved a request from Mark Will, JPM Keller LLC, for a waiver of the following sections of the Lancaster Township Subdivision and Land Development Ordinance (SALDO) (2015):
- Section 607.03.F.6 – 60’ spacing between trees
  - Section 607.03.F.7 – Minimum one tree provided on each dwelling lot
- The Lancaster Township Planning Commission (LTPC) recommended approval of this modification request, conditioned upon Township Engineer Ben Webber’s recommended changes to Lots 4, 13, and 17, at their meeting on November 20, 2018.
- B. **Zoning Map Change Request**  
Mr. Schaller moved, and Mr. Elliott seconded, and the board unanimously approved a request from Grant Smith, Advanced GeoServices, to acknowledge the receipt of a draft Zoning Map change to the official Lancaster Township Zoning Map, and to begin the process of review by the Lancaster County Planning Commission, the Lancaster Township Planning Commission, and township staff for the following addresses: 640 Bean Hill Rd (front), 640 Bean Hill Rd (rear), 636 Bean Hill Rd, 1750 Wabank Rd, 638 Bean Hill Rd.

**XI. NEW BUSINESS**

- A. **Resolution 2018-17**  
Mr. Schaller moved, and Mr. Elliott seconded, and the board unanimously adopted Resolution 2018-17 to set the Lancaster Township real property tax levy for fiscal

year 2019 at 0.91 mills (0.00091).

**B. Resolution 2018-18**

Mr. Elliott moved, and Mr. Schaller seconded, and the board unanimously adopted Resolution 2018-18 for the adoption of the Lancaster Township annual budget for 2019.

**C. Resolution 2018-19**

Mr. Schaller moved, and Mr. Elliott seconded, and the board unanimously adopted Resolution 2018-19 to balance all accounts for fiscal year 2018.

**D. City of Lancaster, Bureau of Water—Submission of Application for Certificate of Public Convenience and Necessity to Pennsylvania Public Utilities Commission (PUC)**

Mr. Elliott moved, and Mr. Schaller seconded, and the board unanimously acknowledged receipt of the submission to the PUC by the City of Lancaster, Bureau of Water, for application for certificate of public convenience and necessity/South Water Tank, Lancaster Township, and unanimously directed township staff and township solicitor Nicholas & Hohenadel to respond to the PUC case.

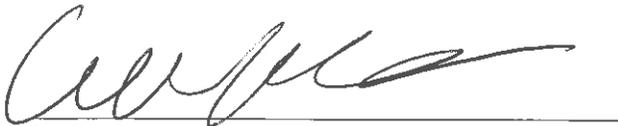
**XII. GUEST RECOGNITION AND PARTICIPATION**

None.

**XIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:23pm.

Respectfully submitted,



William M. Laudien, Secretary