

LANCASTER TOWNSHIP BOARD OF SUPERVISORS MEETING
MINUTES
March 11, 2019

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

The duly advertised Lancaster Township Board of Supervisors meeting was held on Monday, March 11, 2019 in the township building at 1240 Maple Avenue, Lancaster, PA. The meeting was called to order at 7:03PM by Chair Thomas H. Schaller. Vice Chair Steven P. Elliott, Treasurer Benjamin H. Bamford, and Township Manager William M. Laudien were also present. Others in attendance included township staff and interested parties. Mr. Schaller led those assembled in the Pledge of Allegiance.

II. PUBLIC COMMENT ON AGENDA ITEMS

No public comment on agenda items.

III. SECRETARY'S REPORT

The minutes of the February 11, 2019 board meeting were approved by general consent.

IV. TREASURER'S REPORT

Mr. Bamford presented the treasurer's report as of March 11, 2019:

| | |
|---------------------------|----------------|
| General Fund..... | \$6,789,418.89 |
| Highway Aid Fund..... | 522,708.12 |
| Capital Reserve Fund..... | 433,416.37 |
| TOTAL | \$7,745,543.38 |

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

V. PAYMENT OF BILLS

On a motion by Mr. Bamford, seconded by Mr. Elliott, the board unanimously approved the payment of bills (February 12, 2019–March 11, 2019):

| | |
|---------------------------|--------------|
| General Fund..... | \$400,084.11 |
| Escrow Fund | 5,565.69 |
| State Highway Fund..... | 34,890.62 |
| Capital Reserve Fund..... | -0- |
| TOTAL | \$440,540.42 |

VI. REPORTS

A. Lancaster Township Fire Department: Chief Ron Comfort Jr. reported there were thirty-seven calls in the township, with thirteen calls for mutual aid, during the month of February 2019, making a year-to-date total of 88 calls. Chief Comfort also reported that LEMSA is leasing space on a temporary basis at the LTFD Bausman location due to the closing of the Lancaster Regional Medical Center. He also reminded residents that with spring and summer around the corner, the township does have a no open burning ordinance in place.

B. Lafayette Fire Company: There were eight calls answered on the east side of Lancaster Township during the month of February 2019.

- C. **Police:** Officer Smith gave an overview of the February 2019 police report.
- D. **Recycling Report:** February 2019: 18.16%
- E. **Sewer/Other Reports:** Reports are available for public inspection at the meeting and during regular business hours.

VII. ANNOUNCEMENTS

- A. **Executive Session** to discuss a contract was held on Monday, March 11, 2019, at 6:37PM.
- B. **Trash/Recycling Semi-annual Bills** will be put in the mail April 1st, and are due April 30th. Online payment by credit card or check is available on the township website.
- C. **Yard Waste Drop-off Facility** opens on Tuesday, April 2nd. Days and hours of operation are Tuesday, Wednesday, Thursday 3:00PM to 7:00PM, and every Saturday 8:00AM to 1:00PM, April 6 through November 23. Users of the facility must enter via the Elm Avenue driveway behind the Giant Store, and exit only via Maple Grove driveway onto Columbia Avenue eastbound. Visit the township website for additional details.
- D. **Street Sweeping on Signed Streets** resumes on April 2 and continues the first & third Tuesday and Wednesday of each month. Police will enforce street signs that prohibit parking. No warning notices will be issued. Visit the township website for additional details.
- E. **Yard Waste Curbside Collection** begins the week of April 8th. Collection is every other week; ending October 7th.
- F. **Large Appliance/Tire Collection** takes place the week of April 15 to 18 on your regular collection day. Each appliance requires a \$12 blue tag; each tire a \$2 purple tag. Tags are purchased at the township office.
- G. **Next Board of Supervisors Meeting:** Monday, April 8, 2019, 7:00PM; workshop at 6:00PM, Lancaster Township.

VIII. OLD BUSINESS

A. **LTPC 275 - 690 Bean Hill Road, Written Approval on Conditional Use**
Mr. Bamford moved, and Mr. Elliott seconded, and the board unanimously approved, in writing, WPE Partnership's (herein after "applicant") request for conditional use approval under the terms of Article XX, Section 2001 of the Zoning Ordinance to permit the subdivision of the approximate 15 acres of the Property in the R-2 Zoning District into 31 residential lots in a Conventional Residential Development layout in accord with Section 504.A and subject to Section 1510. This conditional use was verbally approved at the board of supervisors' meeting of February 11, 2019. Conditions are as follows:

1. Applicant is bound by the testimony and evidence presented at the hearing.
2. Specifically, applicant shall include proposed roadway improvements to Bean Hill Road, as shown on applicant's Exhibit # 4, in any land development plan be hereafter submitted to the township for approval.
3. Applicant shall obtain all necessary permits and approvals as required by applicable ordinances and regulations including but not limited to obtaining land development and stormwater management approval and compliance with the building code.

4. Applicant shall develop the property in compliance with and without material deviation from the conditional use conventional residential development plan (Applicant's Exhibit #2) prepared by David Miller/Associates, Inc. dated May 15, 2018, and with all other exhibits and documentation submitted to the board of supervisors as part of the testimony and evidence presented in support of the conditional use application, including but not limited to the character of and layout for the property. Inconsistencies with township ordinances, or changes to proposed improvements which are later determined to be infeasible, shall not be considered approved by this conditional use approval. Any revisions to the plans proposed during the land development plan process to comply with the requirements of any township ordinances or any other governmental permitting, shall not be considered a material deviation provided that such revisions do not change the character and general layout of the property, and such revisions may be approved by the board of supervisors as a part of the land development approval process. Any revisions to the plans proposed during the land development plan process which are determined to be a material deviation by township staff or the board of supervisors will require the submittal of a new conditional use application.

B. Ordinance 2019-01 – Amending Pension Plan

Mr. Elliott moved, and Mr. Bamford seconded, and the board unanimously adopted Ordinance 2019-01, amending its municipal pension plan administered by the PA Municipal Retirement System, and authorize the Defined Benefit Adoption Agreements.

IX. PLANNING AND ZONING BUSINESS

A. LTPC 224 - Conestoga Reserve – Trail Modification Request

The board acted as follows on a request from Mark Will, JPM Keller LLC for a field change request relating to the trails at Conestoga Reserve. The developer requested to modify the current trail plan.

1. Mr. Bamford moved, and Mr. Elliott seconded, and the board unanimously approved eliminating the requirement for the trail (Leg 1) from the cul-de-sac bulb end of Conestoga Woods Road due to the steepness of the terrain. At their February 19, 2019 meeting the Lancaster Township Planning Commission recommended approval of the request to eliminate Leg 1 of the trail. In his letter dated March 1, 2019, township engineer Ben Webber recommended approval of the request to eliminate Leg 1 of the trail with the condition that all trails be surveyed and depicted on the As-Built Plans.
2. Mr. Bamford moved, and Mr. Elliott seconded, and the board unanimously denied eliminating the requirement for the trail (Leg 2) from the connection with the cul-de-sac bulb of Woodlyn Court to South Conestoga Drive due to safety and privacy concerns expressed by the HOA. At their February 19, 2019 meeting the Lancaster Township Planning Commission recommended denial of the request to eliminate Leg 2 of the trail. In his letter dated March 1, 2019, township engineer Ben Webber recommended denial of the request to eliminate Leg 2 of the trail stating it would be counter to the purpose and standards of the Open Space Development.

At their February 19, 2019 meeting, the Lancaster Township Planning Commission also recommended denial of the request to eliminate all trails.

B. LTPC 247 – New Danville Pike Apartments - Final Subdivision and Land Development Plan

Mr. Elliott moved, and Mr. Bamford seconded, and the board unanimously approved a request from Peter Miklos, CJPS, LLC to withdraw the New Danville Pike Apartments Final Subdivision and Land Development Plan and release the associated Financial Security. This request was submitted via a letter dated February 9, 2019.

C. LTPC 257 – Elderwood Stormwater Management Plan – Field Change Request

Mr. Bamford moved, and Mr. Elliott seconded, and the board unanimously approved a request from Benjamin Craddock, Lancaster Civil Engineering Company for a field change request at 120 Rider Avenue. At their February 19, 2019 meeting, the Lancaster Township Planning Commission recommended approval of this request. This request was submitted via a letter dated February 6, 2019.

D. LTPC 278 – Buchanan Elementary School – Final Land Development Plan and Lot Add-On Plan

Mr. Elliott moved, and Mr. Bamford seconded, and the board unanimously approved a land development and lot add-on plan, including waiver requests, for Buchanan Elementary School. At their February 19, 2019 meeting, the Lancaster Township Planning Commission recommended conditional approval subject to township engineer Ben Webber's review letter dated February 13, 2019, and the Lancaster Township Fire Department's letter dated February 19, 2019.

E. LTPC 280 – 1120 Columbia Ave (Congregation Degel Israel) Land Development Plan

Mr. Bamford moved, and Mr. Elliott seconded, and the board unanimously approved a land development plan, including waiver requests, for Congregation Degel Israel. At their February 19, 2019, meeting, the Lancaster Township Planning Commission recommended conditional approval subject to township engineer Ben Webber's review letter dated January 24, 2019.

F. LTPC 272 – Southern Village Phase IV Final Subdivision and Land Development Plan

Mr. Elliott moved, and Mr. Bamford seconded, and the board unanimously approved a request from the William Swiernik, David Miller/Associates, Inc., on behalf of Hogan Herr Wolf II for an extension of time until June 14, 2019, for the approval of the Final Subdivision and Land Development Plan for Southern Village Phase IV. This request was submitted in a letter dated March 4, 2019.

G. LTPC 271 – 122 City Mill Road Final Land Development Plan

Mr. Bamford moved, and Mr. Elliott seconded, and the board unanimously acknowledged the request from Allon Lefever to withdraw the Final Land Development Plan for 122 City Mill Road. This request was submitted in a letter dated March 5, 2019.

H. SWM 18-0239 – Campus of History – Stormwater Management Agreement and Declaration of Easement

Mr. Elliott moved, and Mr. Bamford seconded, and the board unanimously approved a request for a Stormwater Management Agreement and Declaration of Easement for SWM 18-0239 “Campus of History,” between Lancaster Township and LancasterHistory.org.

X. NEW BUSINESS

A. Designation of Specific Parking Regulations and Restrictions

Mr. Bamford moved, and Mr. Elliott seconded, and the board unanimously approved a request to add the following parking regulations and restrictions, as per Article I, Section 263-4 in Chapter 263 of the Code of Lancaster Township relating to Vehicles and Traffic, for a period of not more than 90 days, to allow for test and experimental determination of the feasibility and desirability of permanent changes relative to traffic and parking.

For the purposes of street sweeping and leaf collection, no person shall park a vehicle upon any of the following added streets or parts of added streets during the days and hours specified below:

1. Chadwick Circle West: 1st and 3rd Thursday, 8AM to 11:45 AM
2. Chadwick Circle East: 1st and 3rd Monday, 8 AM to 11:45 AM
3. Colchester Drive West: 1st and 3rd Thursday, 8 AM to 11:45 AM
4. Colchester Drive East: 1st and 3rd Monday, 8 AM to 11:45 AM
5. Sterling Place, Kentshire, Elmshire, Pennshire, Perthshire, Yorkshire:
Tentative for Monday & Thursday mornings, 8 AM to 11:45 AM (residents will be notified of absolute days/times prior to start)

B. Appointment of Deputy Emergency Management Coordinator

Mr. Elliott moved, and Mr. Bamford seconded, and the board unanimously approved the appointment of Eugene Gallagher III as the Lancaster Township Deputy Emergency Management Coordinator.

XI. GUEST RECOGNITION AND PARTICIPATION

No guest recognition and participation.

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:30PM.

Respectfully submitted,



William M. Laudien, Secretary