

LANCASTER TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

October 14, 2019

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

The duly advertised Lancaster Township Board of Supervisors meeting was held on Monday, October 14, 2019 in the township building at 1240 Maple Avenue, Lancaster, PA. The meeting was called to order at 7:00PM 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 HEARING – Cable Franchise Renewal for Lancaster Township

Mr. Schaller opened the public hearing at 7:01PM. Mr. Schaller stated that the purpose of the public hearing was to review the past performance of the cable operator, Comcast, and to identify the future cable-related community needs of the township. Citizens were invited to testify.

There was no input from the public. Mr. Schaller provided a personal comment indicating he would really like a system set up where we could pick our channels and pay for those instead of paying for three-quarters of the cable which is nothing but junk.

As there were no other comments, the public hearing was closed, and the regular meeting of the board of supervisors was reconvened at 7:04PM.

III. PUBLIC COMMENT ON AGENDA ITEMS

Laura Knarr—636 Bean Hill Road: Ms. Knarr commented on the property she and her husband own on Wabank Road which is part of the rezoning proposal listed on the agenda. They find it difficult to support the rezoning now. The agreement of sale with their buyer expired at the end of September and at this time he is not willing to enter into another agreement. She and her husband would like to know if anyone is willing to explain why it was not referred to the planning commission for review. She has no reason to support the zoning change without a buyer. Mr. Schaller stated her comments will be addressed later in the meeting.

IV. SECRETARY'S REPORT

The minutes of the September 9, 2019 board meeting were approved by general consent.

V. TREASURER'S REPORT

Mr. Bamford presented the treasurer's report as of October 14, 2019:

General Fund.....	\$7,437,335.98
Highway Aid Fund.....	935,240.00
Capital Reserve Fund.....	839,221.66
TOTAL	\$9,211,797.64

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

VI. PAYMENT OF BILLS

On a motion by Mr. Bamford, seconded by Mr. Elliott, the board unanimously approved the payment of bills (September 9, 2019 thru October 14, 2019):

General Fund.....	\$798,857.11
Escrow Fund	12,259.26
State Highway Fund.....	315,494.62
Capital Reserve Fund.....	0.00
TOTAL	\$1,126,610.99

VII. REPORTS

- A. Lancaster Township Fire Department** (west side): Chief Ron Comfort Jr. reported there were eleven calls in the township, and twelve calls for mutual aid during the month of September 2019, making a year-to-date total of 344 calls. He reminded everyone that with the cold weather coming, this is a good time to get your furnaces and chimneys looked at and serviced, and to make sure your CO detectors are working. Chief Comfort also requested approval from the board for the fire police to participate in event assistance. Mr. Bamford moved, Mr. Elliott seconded, and the board unanimously approved the Lancaster Township Fire Police to patrol the township during Trick or Treat Night (Thursday, October 31, 2019, 6:00PM to 8:00PM), and to assist with traffic control for the Millersville Community-University Parade on Saturday, October 26, 2019 starting at 9:00AM.
- B. Lafayette Fire Company** (east side): September 2019: Nine calls.
- C. Police Report:** Sgt. John Donnelly gave an overview of the September 2019 police report. Sgt. Donnelly reminded everyone again to lock their vehicle doors, and to not leave cars running unattended.
- D. Recycling Report:** September 2019 2019: 21.61%
- E. Sewer/Other Reports:** Reports are available for public inspection at the board meeting and during regular business hours.

VIII. ANNOUNCEMENTS

- A.** October 7: Board of Supervisors held an Executive Session to discuss a contract.
- B.** October 14: Board of Supervisors took part in a road tour to look at potential roads for paving projects
- C.** October 15: Yard waste facility hours change, 2PM-5PM
- D.** October 15: Leaf collection begins; parking restrictions remain in force through January 16, 2020
- E.** October 30: Trash/recycling bills due
- F.** October 31: Trick or Treat Night, 6PM-8PM
- G.** November 4-7: Large appliance/tire collection week; purchase tags at the office
- H.** Next Board of Supervisors Meeting is Monday, November 11, 2019
Workshop starts at 6:00PM; regular meeting at 7:00PM, Lancaster Township.

IX. OLD BUSINESS

No old business.

X. PLANNING AND ZONING BUSINESS

- A. LTPC 187 – Hawthorne Ridge Final Subdivision and Land Development Plan**
Mr. Bamford moved, Mr. Elliott seconded, and the board unanimously approved a request dated August 5, 2019, from Paul Minnich, Barley Snyder, on behalf of Lennar, for the township to delay increasing the financial security for LTPC 187, the Hawthorne Ridge Final Subdivision and Land Development Plan, until January 1, 2020, and any and all other increases are in effect after that.
- B. LTPC 267 – Strong-Gallagher Stormwater Management Site Plan, 1523 Marietta Avenue - Stormwater Management O&M Agreement Modification**
Mr. Elliott moved, Mr. Bamford seconded, and the board unanimously approved an agreement to amend the existing Stormwater Management O&M Agreement for LTPC 267, Strong-Gallagher Stormwater Management Site Plan, 1523 Marietta Avenue.
- C. LTPC 279 - 640 Bean Hill Road Final Land Development Plan**
Mr. Bamford moved, Mr. Elliott seconded, and the board unanimously accepted the withdrawal of the Final Land Development Plan for LTPC 279, 640 Bean Hill Road, per the request submitted by Mark Stanley of McNees, Wallace, & Nurick LLC, on behalf of C-B Tool and Wenzel Holdings LLC, in a letter dated October 11, 2019.

XI. NEW BUSINESS

- A. Bean Hill Road Rezoning**
Pursuant to Sections 607 and 609 of the PaMPC, the Supervisors request that the Township Planning Commission prepare the text of an ordinance, and take all other necessary steps, for consideration of the rezoning by the Supervisors for the following parcels of land:
1. Owner Daniel & Laura Knarr; Parcel #340-79447-0-0000
From Residential R-3 Zoning District to Industrial I Zoning District
 2. Owner Wenzel Holdings, LLC; Parcel #340-72865-0-0000
From Residential R-3 Zoning District to Industrial I Zoning District
 3. Owner Wenzel Holdings, LLC; Parcel #340-44430-0-0000
From Residential R-3 Zoning District to Industrial I Zoning District
 4. Owner: Daniel & Laura Knarr; Parcel #340-69652-0-0000
From Residential R-3 Zoning District to Residential R-2 Zoning District
 5. Owner: Ryan Bleacher & Kimberly Laubisch; Parcel #340-25570-0-0000
From Residential R-3 Zoning District to Residential R-2 Zoning District

Mr. Elliott moved, Mr. Bamford seconded, and board unanimously approved the action stated above for the consideration of rezoning for the parcels of land listed.

Feedback was provided to address Laura Knarr's earlier comments. Mrs. Knarr said that she and her family could not support the current petition to rezone as she no longer had a buyer for the property, and questioned why a previous petition (from Gary Price) to rezone was not considered by the Board. While an explanation outlining the township

position was provided, Mrs. Knarr still had concerns. It was also stated that the previously mentioned rezone also called for the self-storage use to be permitted by-right as opposed to a Special Exception hearing in front of the Zoning Hearing Board. This concept has never received support from staff or the Board of Supervisors, each having made public their opposition more than once. Further discussion ensued regarding the economic feasibility of different types of development.

Mr. Laudien presented that our current petition would provide what she and the other affected property owners were seeking.

Mrs. Knarr requested, and the township agreed to, a meeting with staff, Mrs. Knarr and Mr. Price to attempt to further clarify some of the outstanding issues.

B. Lancaster Country Day School – Certificate of Approval

Mr. Bamford moved, Mr. Elliott seconded, and the board unanimously approved the issuance by Elizabethtown Industrial Development Authority, a Certificate of Approval for Lancaster Country Day School in its financing through the Elizabethtown IDA.

C. Lancaster Township Fire Police Confirmation

Mr. Elliott moved, Mr. Bamford seconded, and the board unanimously confirmed Joann Jones as Special Fire Police for the Lancaster Township Fire Department.

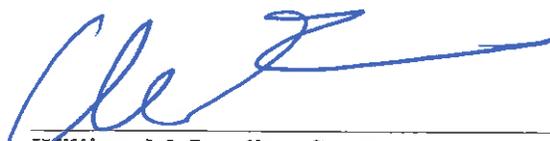
XII. GUEST RECOGNITION AND PARTICIPATION

No guest recognition and participation.

XIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:50PM.

Respectfully submitted,



William M. Laudien, Secretary

