

LANCASTER TOWNSHIP BOARD OF SUPERVISORS MEETING
MINUTES
March 9, 2020

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

The duly advertised Lancaster Township Board of Supervisors meeting was held on Monday, March 9, 2020 in the township building at 1240 Maple Avenue, Lancaster, PA. The meeting was called to order at 7:07PM by Chair Steven P. Elliott, Vice Chair Benjamin H. Bamford, Treasurer Iber Guerrero Lopez, and Township Manager William M. Laudien were also present. Others in attendance included township staff, township solicitor Matt Creme, court reporter Cheryl Hansberry, and interested parties. Mr. Elliott led those assembled in the Pledge of Allegiance.

II. PUBLIC HEARING TO CONSIDER ORDINANCE 2020-02; REZONE CERTAIN PROPERTIES AT BEAN HILL ROAD AND WABANK ROAD

Mr. Elliott opened a public hearing to consider and, if appropriate, enact, an ordinance to rezone the properties at Bean Hill Road LT 1 B-A, 636 Bean Hill Road, 638 Bean Hill Road, 640 Bean Hill Road, and 1750 Wabank Road (Parcel #s 340-44430-0-0000, 340-69652-0-0000, 340-25570-0-0000, 340-72865-0-0000, and 340-79447-0-0000, respectively) and to amend the Code of the Township of Lancaster, Chapter 280, Article III, Section 280-302 and the official Zoning Map to reflect the change in Zoning Classification for these properties. The Zoning District Classification for Parcel #s 340-44430-0-0000, 340-72865-0-0000, and 340-79447-0-0000 will be changed from R-3 Residential to Industrial, and Parcel #s 340-69652-0-0000 and 340-25570-0-0000 will be changed from R-3 Residential to R-2 Residential.

At their December 17, 2019, meeting, the Lancaster Township Planning Commission recommended approval of rezoning these properties.

Township Solicitor Matt Creme explained the purpose of the legislative hearing for considering a rezoning. Public notice of the hearing was advertised in the LNP and on record at the township. Individual notices were given to property owners of the hearing, and the rezone request has gone through both the township and county planning commissions.

Township Engineer Ben Webber stated yes, it was a process initiated by the board of supervisors for consideration of rezoning these parcels. The township planning commission recommends these parcels be rezoned as described, and referred it to the county planning commission, and they feel it is within the guidelines of the comprehensive plan. This was a several month's process from the point at which the supervisors directed the planning commission to initiate the proceedings, and tonight. It was something that was in discussion both within township staff, and consultants, and with property owners for some time prior to this hearing.

Public comments:

- Claudia Shank of McNeas on behalf of CB Tool and Wentzel Holdings, the owners of 640 Bean Hill Road and Bean Hill Road Lot 1 B-A are supporting of rezoning. We view it as appropriate change, and allow the business to continue and expand. John Wentzel, CB Tool, said he appreciates the process, and it makes very good sense.
- Joe LoCurto, 1881 Wilderness Road, stated that the traffic that already exists on Bean Hill Road and Wabank is horrible, and has concerns that more truck traffic would be a hazard. Matt

Cremer pointed out that board is not improving any new development tonight. This is just a rezoning request.

- Peter Theobald, 21 Rosewood Drive, is against the rezoning for industrial purposes because we have trouble with traffic as it is.
- Judy Sowers, 1916 Wilderness Road, they come racing around Wabank Road and there is nothing to stop them. There should be a traffic study to slow down traffic. Speeding is a big issue.
- Bruce Sowers, 1916 Wilderness Road, if you rezone an area, you add an extra amount of traffic to an already busy intersection.
- Teresa Theobald, 21 Rosewood Drive, agrees with the other comments, has to go out of the way to get home because traffic is very bad; it's dangerous.
- Mike Stephens, 15 Rosewood Drive, there are twenty-nine new homes going behind his home. With all the added homes, all the deer, roads need to be widened, it is a mess.
- Pat Cunningham, 1919 Wilderness Road, if they will be bringing in more homes, it will be bringing in more traffic. There are only two streets getting in/out of the development.
- Gibson Theobald, 21 Rosewood Drive, there is going to be more accidents.
- Bruce Sowers, 1916 Wilderness Road, with talk about the twenty-nine new homes, some kind of traffic study had to have been done.

Township Engineer Ben Webber confirmed: The current zoning is R3, which is the highest density residential district. All of the property could be developed in one form of multi-family housing, or high density housing currently. The rezoning of two of the parcels to R2 would reduce the number of units that would be permitted on those parcels. The rezoning of the other parcels would eliminate the possibility of residential development on the property. Less dense development would result from this rezoning.

Mr. Bamford moved, Mr. Guerrero Lopez seconded, and the board unanimously closed the public hearing at 7:37PM.

Mr. Bamford moved, Mr. Guerrero Lopez seconded and the board unanimously adopted Ordinance 2020-02.

III. PUBLIC COMMENT ON AGENDA ITEMS

Judy Sowers, 1916 Wilderness Road, with regard to the Comcast agreement, she commented that Comcast is raising their prices consistently. The internet is excellent, but TV is not.

IV. SECRETARY'S REPORT

The minutes of the February 10, 2020 board meeting were approved by general consent.

V. TREASURER'S REPORT

Mr. Guerrero Lopez presented the treasurer's report as of March 9, 2020:

General Fund.....	\$6,079,394.03
Highway Aid Fund.....	571,800.15
Capital Reserve Fund.....	<u>702,423.88</u>
TOTAL.....	\$7,353,618.06

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

VI. PAYMENT OF BILLS

On a motion by Mr. Guerrero Lopez, seconded by Mr. Bamford, the board unanimously approved the payment of bills (February 10, 2020 thru March 9, 2020):

General Fund.....	\$435,146.31
Escrow Fund	2,212.47
State Highway Fund.....	1,365.78
Capital Reserve Fund	<u>17,785.92</u>
TOTAL.....	\$456,510.48

VII. Reports

- A. Lafayette Fire Company (east side):
February 2020: 3 calls
- B. Lancaster Township Fire Department (west side):
February 2020: 23 calls in the Township; 10 calls for Mutual Aid; 74 Year-to-date Total.
- C. Police Report:
February 2020: 77 Criminal Reports; 330 Calls for Service; 39 Arrests; 28 Crash Investigations; 109 Traffic Citations; 153 Traffic Warnings; 2 Overdose Incidents
- D. Recycling Report: February 2020: 15.45 %
- E. Sewer/Other Reports: Reports are available for public inspection at the board meeting and during regular business hours.

VIII. ANNOUNCEMENTS

- A. Trash/recycling bills will be mailed out April 1st, and are due April 30th. Payment can be made online by going to the township website.
- B. Street sweeping on signed streets resumes on April 1st, the first Wednesday of the month. Will take place on the first & third Monday, Tuesday, Wednesday, and Thursday of the month. A calendar is available on the township website.
- C. Historical Commission Meeting: Monday, April 6, 2020 at 6:30PM, Lancaster Township.
- D. Yard/Woody Waste Facility opens Tuesday, April 7, 3:00PM to 7:00PM. It is open Tuesday, Wednesday, and Thursday 3:00PM to 7:00PM. Every Saturday 8:00AM to 1:00PM starting April 11. Excluded Saturdays are May 23, July 4, and September 5.
- E. Office closed: Friday, April 10, 2020 (Good Friday)
- F. Yard Waste Curbside Collection begins Monday, April 13th, and takes place every other week on your regular collection day.
- G. Next Board of Supervisors Meeting: Monday, April 13, 2020.
Workshop at 6:00PM; regular meeting at 7:00PM, Lancaster Township.

IX. OLD BUSINESS

No old business.

X. PLANNING AND ZONING BUSINESS

- A. **LTPC 272 – Southern Village Phase IV Final Subdivision and Land Development Plan**
Mr. Bamford acknowledged the board’s receipt of a time extension until June 12, 2020, from William Swiernik, David Miller/Associates, Inc., on behalf of Hogan Herr Wolf II,

for the approval of the Land Development Plan for Southern Village Phase IV, LTPC 272. This extension was submitted in a letter dated February 12, 2020.

- B. LTPC 275 – Bean Hill Road Subdivision; Final Subdivision and Land Development Plan**
Mr. Bamford acknowledged the board’s receipt of a time extension until June 12, 2020, from William Swiernik, David Miller/Associates, Inc., on behalf of WPE Partners, LLC, for the approval of the Land Development Plan for Bean Hill Road Subdivision, LTPC 275. This extension was submitted in a letter dated February 12, 2020.
- C. LTPC 293 – South Water Storage Tank – Stormwater Management Site Plan**
Action postponed to the April 13, 2020 board of supervisors meeting.

XI. NEW BUSINESS

- A. Public Meeting for Ordinance No. 2020-01 – Execution of Cable Franchise Agreement**
Mr. Elliott opened the public meeting for consideration of Ordinance No. 2020-01 for the execution of the cable franchise agreement. No comments at this time. Mr. Guerrero Lopez moved to close the public meeting.

Mr. Guerrero Lopez moved, Mr. Bamford seconded and the board unanimously adopted Ordinance No. 2020-01 authorizing the execution of the cable franchise agreement between the Township and Comcast of Southeast Pennsylvania, LLC.

- B. 2020 Street/Alley Paving Contract Award for the Base Bid**
Mr. Bamford moved, Mr. Guerrero Lopez seconded and the board unanimously awarded the 2020 Street and Alley Paving Contract for the Base Bid to Pennsy Supply for \$407,833.15.
- C. PHMC Certified Local Government Agreement**
Mr. Guerrero Lopez moved, Mr. Bamford seconded and the board unanimously approved the signing of a Certified Local Government Agreement with the Pennsylvania Historical Museum Commission (PHMC).
- D. Resolution 2020-07: PennDOT RBR Sidewalk Maintenance Agreement**
Mr. Bamford moved, Mr. Guerrero Lopez seconded and the board unanimously adopted Resolution 2020-07 for the signing of a Sidewalk Maintenance Agreement with the Pennsylvania Department of Transportation for its Columbia Avenue Bridge over the Little Conestoga Creek.
- E. 2020 Street/Alley Paving Contract Award for the Option 1 Curbing**
Mr. Bamford moved, Mr. Guerrero Lopez seconded and the board unanimously awarded the 2020 Street and Alley Paving Contract for the Option 1 Curbing to Pennsy Supply for \$96,186.00.

XII. GUEST RECOGNITION AND PARTICIPATION

None.

XIII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00PM.

Respectfully submitted,



William M. Laudien, Secretary