

LANCASTER TOWNSHIP BOARD OF SUPERVISORS
1240 Maple Avenue, Lancaster, PA 17603
Ph: (717) 291-1213 | www.twp.lancaster.pa.us

March 8, 2021 – 6:00PM - via ZOOM

MEETING MINUTES

I. CALL TO ORDER AND ROLL CALL

The duly advertised Lancaster Township Board of Supervisors meeting was held on Monday, March 8, 2021, via Zoom. The meeting was called to order at 6:00PM by Chair Benjamin H. Bamford. Vice Chair Iber Guerrero Lopez, Treasurer Steven P. Elliott, and Township Manager William M. Laudien were present. Others in attendance included township solicitor Matthew Creme, court stenographer Cheryl Hansberry, township staff, and other interested parties.

II. PRESENTATION TO THE BOARD & PUBLIC COMMENT ON AGENDA ITEMS

Presentation by: Little Conestoga Creek Blue/Green Project. Jim Shultz gave a brief update and indicated that they are submitting an application to DCNR. They are seeking grants funds to restore the stream and great wetlands on the northwest portion of the parcel owned by the Steinman Foundation south of Marietta Avenue. Seeking approximately \$400-\$450 thousand dollars in grant funds from the DCNR to be matched by their resources. The actual work will be undertaken on the Steinman parcel, but only in the northwest portion. While the parcel is privately owned, it is on land located within Lancaster Township, and one of the DCNR requirements with the application is that the municipal government where the land is located must be informed that they are seeking the DCNR funds. No formal action needs to be taken by Lancaster Township. If the township would like to supply a letter of support, they would appreciate it.

No public comments on Agenda Items.

III. SECRETARY'S REPORT

The minutes of the February 8, 2021 board meeting were approved by general consent.

IV. TREASURER'S REPORT

Mr. Elliott presented the treasurer's report as of March 8, 2021:

General Fund.....	\$5,040,441.25
Highway Aid Fund.....	619,241.62
Capital Reserve Fund.....	<u>1,165,390.92</u>
TOTAL.....	\$6,825,073.79

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

V. PAYMENT OF BILLS

On a motion by Mr. Elliott, seconded by Mr. Guerrero Lopez, the board unanimously approved the payment of bills (02/08/2021 thru 03/08/2021):

General Fund.....	\$383,017.53
Escrow Fund	3,224.0
State Highway Fund.....	23,525.20
Capital Reserve Fund.....	<u>47,000.00</u>
TOTAL.....	\$456,766.73

VI. REPORTS

- A.** Lafayette Fire Company (east side):
February 2021: 8 calls in Lancaster Township
 - B.** Lancaster Township Fire Department (west side):
February 2021: 23 calls in Lancaster Township; 6 calls for Mutual Aid; Year-to-date Total: 63
 - C.** Police Report:
February 2021: 47 Criminal Reports; 235 Calls for Service; 28 Arrests; 33 Crash Investigations; 84 Traffic Citations; 125 Traffic Warnings; No Overdose Incidents.
Sgt. Donnelly reported there was another vehicle stolen in the township which had been parked in a home driveway with the keys left in the console. The vehicle was found crashed in Lancaster City. Reminded everyone to keep doors locked and keys out of vehicles.
 - D.** Recycling Report: January 2021: 18%; February 2021: 18.32%
 - E.** Sewer Reports: Available on the township website.
- Printed copies of all reports are available at the township office for a nominal fee and can be viewed/printed from the website.

WORKSHOP REPORTS

The following departments presented management updates to the board:

- Planning & Zoning
- Township Engineer
- Public Works
- Township Manager

VII. ANNOUNCEMENTS

- A.** Thursday, April 1, 2021—Trash/recycling bills will be mailed. Payment due April 30, 2021.
- B.** Thursday, April 1, 2021—Street sweeping on signed streets resumes. Takes place the first & third Monday, Tuesday, Wednesday, and Thursday of the month. Full calendar and additional information available on the township website.
- C.** Friday, April 2, 2021—Office closed (Good Friday).
- D.** Monday, April 5, 2021, 6:30PM—Historical Commission Meeting via Zoom.
- E.** Monday, April 12, 2021—Curbside collection of yard waste begins. Takes place every other week on regular collection day.
- F.** Monday, April 12, 2021—Woody Waste Facility opens. Days & hours of operation are Monday thru Thursday, 3:00PM to 7:00PM. The facility will be open every Saturday 8:00AM to 1:00PM starting April 17, 2021. *Excluded Saturdays are May 29, July 3, and September 4.* The final day is Wednesday, November 24, 2021. NOTE—later in the fall, weekday hours will change and will be announced at that time. All information is available on the township website.
- G.** Monday, April 12, 2021, 6:00PM—Board of Supervisors Meeting. Watch the township website for information on the venue for the April board meeting.

VIII. OLD BUSINESS

No old business.

IX. PLANNING AND ZONING BUSINESS

A. LTPC 301 – River Drive Lot 2 B-A – Subdivision Plan

Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously approved a request from Brian Cooley, DC Gohn Associates, Inc., for a 90-day extension of time to address the remaining comments and record the Subdivision Plan for LTPC 301, River Drive Lot 2 B-A. The request was submitted via a letter dated February 23, 2021.

B. LTPC 187 – Hawthorne Ridge– Post Construction Modification Request

Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously approved a request from Christopher Naylor, Barley Snyder, for two Post Construction Modification Requests for LTPC 187, Hawthorne Ridge as follows, and conditioned upon township engineer’s review letter dated February 2, 2021:

1. Amenities for Lot 69 (Open Space ‘B’)
2. Lighting

At their meeting on February 16, 2021, the Lancaster Township Planning Commission recommended approval of this request conditioned upon township engineer Ben Webber’s review letter dated February 2, 2021.

C. 913 East Orange Street – Security Deposit Reduction Request

Mr. Guerrero Lopez moved, Mr. Elliot seconded, and the board unanimously approved a request from Jon Owens, 913 East Orange Street, to release \$10,000.00 of the security deposit for the repairs done to 913 East Orange Street. This request was received via an email dated December 21, 2020. The final inspection was completed and passed on November 23, 2020.

X. NEW BUSINESS

A. Resolution 2021-06 - Registration of the Township as a PennDOT Business Partner

Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously approved a request to approve Resolution 2021-06 giving authorization and direction to the Chair to sign the Agreement to Authorize Electronic Access to PennDOT Systems for the registration of the township as a PennDOT Business Partner.

XI. GUEST RECOGNITION AND PARTICIPATION

Presentation by Ben Webber – *Recalling Lancaster Township’s History*

Mr. Webber gave a presentation on Wabank Road—the area around it, and that it got its name from the Wabank Hotel that was a four-story hotel with a dining room that was built in 1855 for roughly \$60,000.00. (The PowerPoint slide show is available on the township website.)

XII. ADJOURNMENT

There being no further business, the regular meeting of the board of supervisors was adjourned at 6:45PM.

CONDITIONAL USE HEARING
LTPC 304 – Bausman Place Apartments

At 7:00PM, Monday, March 8, 2021, Mr. Bamford opened a Conditional Use Hearing per Article XX, Chapter 280, Section 2001.

Applicant Bausman Place Apartments Associates, L. P. is requesting a Conditional Use pursuant to Section 1530 of the Lancaster Township Zoning Ordinance, as amended, in order to construct a 54-unit apartment complex located at 196 Charles Rd, Lancaster, PA, owned by Charlan Group, LP, and being further identified as Tax Parcel 340-96737-0-0000, in the R-2 Zoning District.

Township solicitor Matt Creme provided an explanation of the conditional use hearing and what party status meant. Mr. Creme asked if anyone wanted to come forward and be identified as having party status. No one responded. Mr. Creme then entered into the record the proof of publication for the conditional use hearing.

Applicants and township staff were sworn in by the court stenographer. Applicants presented their testimony, and public were invited to comment. The applicant agreed to allow the board to have until May 10, 2021, in order to issue their written decision.

Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously closed the record of testimony, and agreed to render their written decision on the application for LTPC 304, Bausman Place Apartments, at the May 10, 2021 board of supervisors meeting.

Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously adjourned the Conditional Use Hearing at 8:06PM.

Mr. Creme added that since the board acted in a public session to close the record of testimony, and announce a decision will be made on May 10, 2021, no further advertising or notice requirements apply.

Respectfully submitted,



William M. Laudien, Secretary