

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

July 12, 2021

MEETING MINUTES

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

The duly advertised Lancaster Township Board of Supervisors meeting was held on Monday, July 12, 2021 in the Lancaster Township Municipal Building, 1240 Maple Avenue, Lancaster, PA. 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 also present. Others in attendance included court reporter Cheryl Hansberry, township staff and interested parties. Mr. Bamford led those assembled in the Pledge of Allegiance.

II. PUBLIC HEARING – Ordinance 2021-03 – Zoning Ordinance Text Amendment

Mr. Bamford called a public hearing to order at 6:01PM. The public hearing was held to consider Ordinance 2021-03—an ordinance to amend the Code of the Township of Lancaster, Chapter 280-Zoning, to add warehousing, distribution, and wholesaling as a special exception use in the local commercial and general commercial zoning districts.

Mr. Laudien explained that the company Bloom Box was an advocate for this change but have now decided to not purchase or develop the site which they originally intended. However, this was a good idea. Both planning commissions have reviewed this and recommended the change. There were no comments from the public.

Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously approved Ordinance 2021-03, and read into the record that the following documents were provided: Comments from Lancaster Township Planning Commission, comments from Lancaster County Planning Commission, review letter from Lancaster Township Engineer Benton Webber, and proof of publication for the hearing.

The public hearing was closed at 6:03PM, and the regular meeting reconvened.

III. PUBLIC COMMENT ON AGENDA ITEMS

No public comment on agenda items.

IV. SECRETARY'S REPORT

The minutes of the June 14, 2021, board meeting were approved by general consent.

V. TREASURER'S REPORT

Mr. Elliott presented the treasurer's report as of July 12, 2021:

| | |
|---------------------------|-----------------------|
| General Fund..... | \$5,858,571.76 |
| Highway Aid Fund..... | 976,493.82 |
| Capital Reserve Fund..... | <u>1,071,712.75</u> |
| TOTAL..... | <u>\$7,906,778.33</u> |

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. Guerrero Lopez, the board unanimously approved the payment of bills (June 14, 2021 thru July 12, 2021):

| | |
|---------------------------|---------------------|
| General Fund..... | \$349,632.58 |
| Escrow Fund | 1,886.00 |
| State Highway Fund..... | 16,391.22 |
| Capital Reserve Fund..... | 0.00 |
| TOTAL..... | <u>\$367,909.80</u> |

VII. REPORTS

- A. Lafayette Fire Company (east side):
June 2021: 3 calls in Lancaster Township
- B. Lancaster Township Fire Department (west side):
June 2021: 41 calls in Lancaster Township; 17 calls for Mutual Aid; Year-to-date Total: 249
- C. Police Report:
June 2021: 73 Criminal Reports; 381 Calls for Service; 42 Arrests; 34 Crash Investigations; 125 Traffic Citations; 53 Traffic Warnings; No Overdose Incidents
- D. Recycling Report: June 2021: Not Available
- 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 updates to the board:

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

VII. ANNOUNCEMENTS

- A. Monday, August 2, 2021, 6:30PM—Historical Commission Meeting via Zoom.
- B. Monday, August 9, 2021, 6:00PM—Board of Supervisors Meeting, 1240 Maple Avenue.

VIII. OLD BUSINESS

No old business.

IX. PLANNING AND ZONING BUSINESS

A. LTPC 272 – Southern Village Phase IV Final Subdivision and Land Development Plan – Extension of Time Request

The board unanimously acknowledged receipt of a time extension until December 16, 2021, 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. The extension request was submitted in a letter dated July 2, 2021.

B. LTPC 187 – Hawthorne Ridge - Financial Security Reduction Request

Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously approved a request from Christopher Naylor, Barley Snyder, on behalf of Lennar, for a reduction of the financial security for the land development plan for the Hawthorne Ridge subdivision plan – LTPC 187.

Reduction is to the minimum 10% amount of \$453,697.28, as recommended by township engineer Benton Webber in his letter dated June 22, 2021. The request for reduction was submitted via an email dated May 4, 2021.

C. LTPC 278 – Buchanan Elementary (School District of Lancaster) - Financial Security Reduction Request

Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously approved request from Collin Dimitris, Fidevia, on behalf of the School District of Lancaster, for a reduction of the financial security for the land development plan for the Buchanan Elementary School Land Development project – LTPC 278. Reduction is to the amount of \$443,838.00, as recommended by township engineer Benton Webber in his letter dated July 7, 2021. The request for reduction was submitted via an email dated June 10, 2021.

D. 1408 Ridge Road – Loop Driveway Request

Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously approved a request from Michael and Karen Mersky, 1408 Ridge Road, for the construction of a loop driveway with two access points onto Ridge Road. This request was received June 30, 2021.

X. NEW BUSINESS

A. Resolution 2021-08

Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously approved Resolution 2021-08 providing authorization for approving operational support activities for participating members of Lancaster Township Fire Department.

B. Resolution 2021-09

Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously approved Resolution 2021-09 approving and adopting articles of amendment to the articles of incorporation of Lancaster Area Sewer Authority; and directing and authorizing the taking of all related necessary and appropriate action.

C. Presentation of Lancaster Township Progress on the MS4 Program

The board unanimously acknowledged the presentation given by township engineer Ben Webber on the Lancaster Township annual MS4 status update. The detailed outline of the presentation is attached as record to these minutes.

XI. GUEST RECOGNITION AND PARTICIPATION

Paul Groff, Waypoint Drive: Some of the homeowners are asking why they are not building anymore out there at Southern Village. Mr. Laudien explained that the last phase has not been applied for yet because they do not have their NPDES permit. Mr. Webber indicated that there was the application, but it has been put on hold, so basically Phase 4 is on hold. Mr. Bamford said it could also be due to construction costs.

XII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:37PM.

Respectfully submitted,



William M. Laudien, Secretary