

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

**December 13, 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, December 13, 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. Also present were Bernadette Hohenadel of Nikolaus & Hohenadel (Township Solicitor), and Court Reporter Joyce Wise. Others in attendance included township staff and interested parties. Mr. Bamford led those assembled in the Pledge of Allegiance.

**II. PUBLIC HEARING – Ordinance 2021-05 – Zoning Ordinance Text Amendment**

The chair opened a public hearing at 6:00PM. The public hearing was advertised as required.

The purpose of the public hearing was to consider, and if appropriate, at the meeting or at a subsequent public meeting held within 60 days, enacting Ordinance No. 2021-05 to amend the Code of the Township of Lancaster, Chapter 280-Zoning.

An ordinance amending the Lancaster Township zoning ordinance and the official zoning map for Lancaster Township to change the zoning classification of Lancaster County tax parcel ID Nos. 340-31394-0-0000, 340-16454-0-0000 and a portion of parcel ID No. 337-13610-0-0000 from the R-1 residential zoning district to the industrial zoning district; to change the zoning classification of Lancaster County tax parcel ID No. 340-03297-0-0000 from the R-3 residential zoning district to the industrial zoning district; to permit correctional facilities in the industrial zoning district; to establish minimum off-street parking requirements for correctional facilities; and to establish specific criteria and performance regulations governing the operation of correctional facilities.

The following individuals each provided a brief overview to the board of supervisors regarding the petition to rezone: Claudia Shank of McNeese, Wallace & Nurick, County Engineer Mark Lauriello of Rettew, Warden Cheryl Steberger of Lancaster County Prison, and Lancaster County Commissioner Ray D'Agostino.

Mr. Bamford invited the public to comment:

- Gail Groves Scott, Quarry Lane, encouraged the board to pass the ordinance, and stated she is in favor of the new facility.
- Neil Ward of Have A Heart, expressed his feelings and support of building the new prison facility.
- Cindi Feaster from Willow Street believes a new prison is needed and supports it.
- Randy Krieder, Charlestown Road, was at the meeting with his father. They have worked the land for 21 years and although a part of him does not want to see it sold, he feels it will be a benefit to the community.

- Kirsten Krimmel, Highland Avenue in Lancaster City, indicated city residents near the property did not receive notice regarding the zoning change. She also has concerns regarding the increased traffic that will be coming in and out of the area, and all the material that has been dumped in the upper lot.
- Jodie Golicher, Greenwood Avenue in Lancaster City, asked how/when/who changed the property to residential because she remembers it being zoned open so nothing would be built back there. She also has concerns about all the animals and indicated that everyone uses the cemetery—kids riding bikes, people walking dogs, and runners. Who is going to handle the other problems such as deer poaching, prostitution, and drug dealing?
- Dennis Kaiser, Greenwood Avenue in Lancaster City, is in favor of the prison, but also has concerns with the traffic. Hopefully whomever does the job will take into consideration the neighbors, that a fence will be put up, and there will be proper lighting.

Mr. Bamford indicated that after the property is purchased, it is going to be owned by the County and the County will be responsible for the cleanup of those items in the lot. As far as when the property was rezoned, that would have been well before any one of us were here. Mr. Laudien stated the County is required to go through the land development process, and that needs to be approved by the supervisors. And some of the issues that you are talking about (hunting illegally, prostitution, etc.) tend to go away when we have people and facilities and additional use of the property. As we see construction and use of the property, that will hopefully drive those activities out.

Mr. Laudien posed a few questions to the Warden. Ms. Steberger responded that the new prison, with better climate control, would allow current education and other programs to reach more of the inmates. It would also provide additional space to move and separate inmates during any outbreak such as with the COVID pandemic and a recent chicken pox outbreak.

Mr. Guerrero Lopez made the following statement:

*Tonight, the Lancaster Township Board of Supervisors is poised to take a vote on a Zoning Ordinance Text Amendment that, if approved, will allow for the construction of a new correctional facility.*

*After 170 years and countless calls from communities across Lancaster County for a modern correctional facility more suited to the times, Lancaster Township stands ready to answer that call tonight.*

*Tonight's vote to approve the zoning text amendment is the start - not the end. It is incumbent upon residents, community organizations, and elected leaders to come together to shape and influence policies whose goal should emphasize equity, growth, recovery, and reentry.*

*As I stated in my September remarks, the building of this new facility provides once-in-MANY-lifetimes opportunities for a fundamental change to how our community addresses these issues - particularly on mental health and rehabilitative services.*

*I'd like to personally pass on my sincere thanks to the folks who reached out to the board of supervisors, expressing their support for the zoning text amendment. I urge you to continue this push, particularly with your county elected officials.*

*Commissioner D'Agustino - On the philosophical aspects of this zoning text amendment our respective views may be oil and TNT and C4 and a detonator and a butane torch - we may not see eye to eye - but that doesn't mean we shouldn't come to the table.*

*With that being said, tonight, I will be voting in favor of the zoning text amendment. Thank You.*

Public comment was closed at 6:51PM, and the board acted on Ordinance 2021-05, after which the regular meeting resumed.

**A. Ordinance 2021-05 – Zoning Ordinance Text Amendment**

Mr. Guerrero Lopez moved, Mr. Bamford seconded, and Ordinance 2021-05 to amend the Code of the Township of Lancaster, Chapter 280-Zoning, was adopted.

Mr. Elliott recused himself from participating in the motion on Ordinance 2021-05.

**III. PUBLIC COMMENT ON AGENDA ITEMS**

Gaspare Polizzi, Marietta Avenue: Addressed the board about the construction going on at 321 President Avenue. His concerns are damage to his property, the possibility of traffic accidents as vehicles need to back out onto the main road, and the speed at which the construction vehicles travel on his driveway. At Mr. Polizzi’s request, his letter to the supervisors is attached as part of the record of the minutes.

The board moved to act on the following Planning & Zoning agenda items:

**A. LTPC 310 – 321 North President Avenue – Alteration of Historic Resource**

Continued from the Monday, November 8, 2021, board of supervisors meeting by request of the applicant.

With the township manager’s review, Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously approved a request from Donald Main, Marotta/Main Architects, on behalf of Heather and Scott Bowser, to alter an historic resource at 321 President Avenue (LTPC 310) with renovations and additions. This application was reviewed by the Lancaster Township Historical Commission at their meeting on October 4, 2021.

**B. LTPC 310 – 321 North President Avenue – SWM Site Plan**

Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously acknowledged receipt of a time extension until February 14, 2022, from Steven Gergely, Harbor Engineering, Inc., on behalf of Scott and Heather Bowser for the approval of the Stormwater Management Site Plan for 321 North President Avenue, LTPC 310. This extension was submitted in a letter dated November 18, 2021.

**IV. SECRETARY'S REPORT**

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

**V. TREASURER'S REPORT**

Mr. Elliott presented the treasurer’s report as of December 13, 2021:

General Fund.....	\$7,933,707.44
Highway Aid Fund.....	910,010.50
Capital Reserve Fund.....	1,998,47.48
TOTAL.....	<u>\$10,842,195.42</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 (November 8, 2021 thru December 13, 2021):

General Fund.....	\$446,363.09
Escrow Fund .....	16,850.18
State Highway Fund.....	18,201.35

Capital Reserve Fund .....	0.00
TOTAL.....	<u>\$481,414.62</u>

**VII. REPORTS**

- A. Lafayette Fire Company (east side):  
November 2021: 10 calls in Lancaster Township
- B. Lancaster Township Fire Department (west side):  
November 2021: 37 calls in Lancaster Township; 15 calls for Mutual Aid; 499 Year-to-date
- C. Police Report:  
November 2021: 49 Criminal Reports; 346 Calls for Service; 31 Arrests; 33 Crash Investigations; 97 Traffic Citations; 24 Traffic Warnings; No Overdose Incidents
- D. Recycling Report: October 2021: 16.10 %
- 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

The board of supervisors authorized the township manager to send a check to Manheim Township for the payment of overtime for the MTPD for 2021 and the last quarter of 2020.

**VIII. ANNOUNCEMENTS**

- A. December 13, 14, 15, 17, 19, & 20: These are the final dates in your area that leaves may be put out for curbside collection on parking-restricted signed streets. Complete area details can be found on the township website. Parking restrictions on signed streets remain in force through January 22, 2022, to allow for final sweeping of the streets (weather permitting).
- B. Starting December 15, 2021, and ending March 30, 2022, the woody waste facility will provide limited winter hours. Planned days and hours are every Wednesday, 11:00AM to 4:00PM, and three Saturdays in 2022 (January 29, February 26, and March 26), 9:00AM to 1:00PM. This is a trial program, weather dependent, and for township residents only. No commercial contractors.
- C. Thursday, December 23 & Friday, December 24: Township Office will be closed.
- D. Friday, December 31: Township Office will be closed.  
**NOTE:** No change to the trash/recycle collection for the Christmas and New Year’s Day holidays since they fall on a weekend.
- E. December 26, 2021, thru January 14, 2022: Drop off of real Christmas trees at the entrance to the woody waste facility will be available for township residents only. Dawn to Dusk, in the designated area only located at the entrance of facility. All decorations must be removed,

and no tree bags. Absolutely no artificial trees or yard waste. The area is under video surveillance; violators will be cited.

- F. January 10-13, 2022: Curbside collection of real Christmas trees only, on your regular collection day. This is the only free pickup week. Real trees only! Artificial trees are not part of the free collection and must have a \$4 red tag attached. All decorations must be removed, and no tree bags.
- G. Monday, January 3, 2022, 6:00PM: Board of Supervisors Meeting, 1240 Maple Avenue. This is the reorganization and regular meeting combined.
- H. Tuesday, January 4, 2022, 5:30PM: Board of Auditors Annual Meeting, 1240 Maple Avenue.

**IX. OLD BUSINESS**

No old business.

**X. PLANNING AND ZONING BUSINESS**

- A. **LTPC 310 – 321 North President Avenue – Alteration of Historic Resource**
- B. **LTPC 310 – 321 North President Avenue – SWM Site Plan**  
Action on both items took place during the public comment on agenda items.
- C. **LTPC 272 – Southern Village Phase IV – Subdivision and Land Development Plan**  
Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously acknowledged receipt of a time extension until March 18, 2022, from William Swiernick, David Miller/Associates, Inc., on behalf of Hogan Herr Wolf II for the approval of the Southern Village Phase IV Final Subdivision and Land Development Plan, LTPC 272. This extension was submitted in a letter dated November 19, 2021.

**XI. NEW BUSINESS**

- A. **Ordinance 2021-04 – Authorization to enter in to a Memorandum of Understanding**  
Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously adopted Ordinance 2021-04 authorizing the township to enter in to a Memorandum of Understanding (MOU) for the Little Conestoga Creek Blue/Green Corridor Project.
- B. **Memorandum of Understanding - Little Conestoga Creek Blue/Green Corridor Project**  
Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously approved entering in to a Memorandum of Understanding (MOU) for the purpose of providing for intergovernmental cooperation with respect to the payment of costs, contribution of services, and pursuit of funding necessary for the preliminary design and engineering phase of the Little Conestoga Creek Blue/Green Corridor Project.
- C. **Resolution 2021-12 – Tax Levy for Fiscal Year 2022**  
Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously adopted Resolution 2021-12 to set the Lancaster Township real property tax levy for fiscal year 2022 at 0.91 mills (0.00091).
- D. **Resolution 2021-13 – Annual Budget for 2022**  
Mr. Guerrero Lopez moved, Mr. Elliott seconded, and the board unanimously adopted Resolution 2021-13 for the adoption of the Lancaster Township annual budget for 2022.

**E. Resolution 2021-14 – Balance Accounts for Fiscal Year 2021**

Mr. Elliott moved, Mr. Guerrero Lopez seconded, and the board unanimously adopted Resolution 2021-14 to balance all Lancaster Township accounts for fiscal year 2021.

**XII. GUEST RECOGNITION AND PARTICIPATION**

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

Mr. Webber gave a presentation on the Brief History of Ranck’s Mill. The presentation is available on the township website under the Historical Commission webpage - <https://www.twp.lancaster.pa.us/recalling-lancaster-townships-history>

**XIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:36PM.

Respectfully submitted,



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William M. Laudien, Secretary

## GASPARE POLIZZI

1035 Marietta Avenue  
Lancaster, PA 17603

Lancaster Township Board of Supervisors  
1240 Maple Avenue  
Lancaster, PA 17603

11/11/2021

Good Morning.

Hope that this email finds everyone happy and healthy.

Barbara O'Neill and I have resided at 1035 Marietta Ave. since 2016. We were enraptured by the beauty, majesty, and historic significance of this iconic work of art.

When we acquired the Roslyn, it was in a state of grave disrepair after years of neglect. With much work and expense, the exterior and interior were painstakingly restored to a late 19th century period-appropriate appearance. This involved a considerable amount of historic research of the Roslyn, as well as of P.T. Watt (the original owner and builder). Mr. Watt was a Scottish immigrant and desired a house and grounds mimicking a Scottish castle/manor, which I believe we achieved. For this desired outcome, we were given the C. Emblen Urban Rehabilitation Award by the Lancaster Preservation Trust.

As you are aware, there is a temporary driveway easement between 1035 Marietta Ave. and 321 N. President Ave. that is presently being LITIGATED.

The easement and driveway were not designed to accommodate large numbers of heavy construction and delivery vehicles.

The weight of these vehicles is causing enormous damage to my driveway.

The vibrations from these vehicles have caused damage to the interior plaster walls and destruction of several valuable antiques

These vehicles continuously trespass onto my property. I have sent video clips depicting a small sample of numerous episodes of trespass into my parking area, which is not part of the easement. The trespasses are from large vehicles unable to turn within the boundary of the easement, as well as by smaller vehicles that choose to ignore boundaries and park on my property.

My non-easement parking area has sustained considerable damage from this activity.

I proceeded to place a barrier with a "No Trespassing" sign along the border of the easement in this area.

The barrier was moved by Mr. Bowser's employees and agents, and the above described trespass activity resumed in full force.

Again, emails containing video clips depicting a small sample of this activity have been sent.

I respectfully REQUEST THAT 321 N. PRESIDENT AVE BE MADE TO PLACE A CONSTRUCTION DRIVEWAY ON THEIR PROPERTY TO ALLEVIATE THE ONGOING DAMAGE TO MINE.

Aside from the massive damage that is being inflicted upon my property, there are additional very serious issues associated with the Bowsers' abuse, including but not limited to:

1. When forced to stay within the boundaries of the easement, large trucks and other construction vehicles are unable to turn and must exit by backing up the entire length of the driveway. This is profoundly difficult.

In doing so, they can only back up into the extremely high traffic and high crash area of N. President Ave. off the corner of Marietta Ave.

This creates a very dangerous scenario for accidents and serious injury.

2. The Bowsers' employees and agents often traverse my driveway at high speed. We are frequently visited by very young children including my grandson. These very young children are capable of running into the driveway while playing on the lawn, and being hit by one of these speeding vehicles. This is a horrifying potential for catastrophic injury which nearly occurred to my grandson.

3. These highly dangerous situations create unacceptable liability for the township. These highly dangerous situations can be easily remedied by the placement of a construction driveway.

As we all know, plaintiff attorneys for personal injury cases are always delighted when the defendant knowingly had an opportunity to avert a potentially injurious situation, and did not act upon it.

It is the reverential and vocational DUTY OF TOWNSHIP OFFICIALS TO PROTECT THE SAFETY AND PROPERTY OF TOWNSHIP RESIDENTS. As such, it is critical that 321 N. President Ave. be given a stop work order until a construction driveway is in place.

Thank you for your kind attention, time and expertise in this matter.

Respectfully yours,  
Gaspare Polizzi