

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING OF OCTOBER 10, 2016**

Chairman Barry Hershey called the Regular Meeting of the West Lampeter Township Board of Supervisors to order at 7:00 p.m. with the Pledge to the Flag. Those in attendance were Supervisors Terry Kauffman, Randy Moyer, Robert Patterson, and Geoffrey Beers. Township Manager, Dee Dee McGuire, and Recording Secretary, Susan Worby were also present.

**PRESENTATIONS**

**1. RECOGNITION OF OFFICERS COVEY AND SHUBROOKS**

Chief Wiczkowski read and presented commendations to Officers David Covey and Evan Shubrooks for taking life-saving action while on duty. Officer Shubrooks assisted in saving the lives of two individuals by using the Narcan nasal spray, and Officer Covey was instrumental in saving the life of a child who was being abused. The boy's grandfather thanked Officer Covey for his actions.

**PUBLIC COMMENT**

1. Karl Meck, 65 Wyndmere Way, asked the Supervisors about the expected future loss of the LS-YMCA resident discount. Chairman Hershey explained the reasons for the YMCA request to amend the agreement as being primarily financial.
2. Robert Arters, 4 Blueberry Circle, spoke about his displeasure with the noise created by the recent Monster Truck Rally held on the fairgrounds. He stated the noise continued until 9:30 p.m. and he would like to see these events end earlier.
3. Melvin Smucker, 1623 Magnolia Avenue, asked for an update on the property maintenance and cat issues at 1625 Magnolia Drive. Ms. Warren explained the trailer is registered, the property owner is expected to remove the junk and the department is keeping watch. Only two cats are inside the property, and they observed none on the outside.

**MINUTES**

**Regular Meeting, September 12, 2016**

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to approve the Minutes of the Regular Meeting of September 12, 2016 with a change to the heading of an item on the last page, under Township Administrative Matters to read "Discuss West Lampeter Township Community Foundation and Related Matters." The motion was approved unanimously, 5 to 0.

**SUBDIVISION AND LAND DEVELOPMENT MATTERS**

**1. Final Land Development – Jay and Jeremy Garber (Eshelman Mill Road)**

Applicant/Property Owners: Jay and Jeremy Garber

Location: Eshelman Mill Road

Project: Applicant seeks to construct a 12,000 sq ft building for a landscaping and rental storage business.

Steven Gergely, Harbor Engineering, and Jay Garber were present to discuss the plan. The Applicants received approval from the township Zoning Hearing Board, and conditional approval recommendation from the Planning Commission. The building plan was moved back away from the adjacent property to provide more distance between the properties. The building will have 16' ceilings, be rectangular shaped, three partitions inside, seven 14' garage doors, and four man doors. The Applicant is planning to rent storage space of about 80' within the structure to another landscaper. Ms. Warren explained no other business office is permitted within the building, but storage of another business with daily access is permitted. No retail sales will take place. Chairman Hershey requested the access drive be paved onto their lot from the street at least a tractor trailer width.

### **WAIVERS**

- Section 240-10 – Preliminary Plan – requesting as the plan is of minimal development
- Section 240-24.R.2, 5 & 7 – Access Drive/Horizontal Alignment, Width & Signage – dedication of a right-of-way (ROW) needs to be done; drive will include enough turning radius, a stop sign and a no right turn sign restricting truck turns at the exit.
- Section 240-24.C – Improvements to Existing Streets – there are drainage issues to be considered, as well as the ROW dedication. James Kreider, Public Works Supervisor, said the current condition of the roadway is acceptable as is.
- Section 240-36 – Parkland Dedication – The Planning Commission recommended there be no fee-in-lieu of parkland since the project does not trigger a land development plan on its own, and has by-right use as an agricultural property.
- Section 230-32.A.2.c – Loading Ratio – depth of the infiltration area is just over 2'

### **MOTION**

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, to approve the waiver requests as read by the Chairman, per staff memorandum of October 5, 2016 and the township engineer's letter of October 5, 2016. Supervisor Kauffman commented he would prefer to have curb and sidewalk improvements, but it is not in the ordinance at this time. The motion was approved unanimously, 5 to 0.

### **FINAL PLAN APPROVAL**

Supervisor Moyer made a **MOTION**, seconded by Supervisor Kauffman, to approve the final plan subject to meeting the requirements of the staff memorandum of October 5, 2016, the township engineer's letter of October 5, 2016, additionally to increase the total footage of asphalt to the curb to 100'. The motion was approved unanimously, 5 to 0.

## **2. Final Land Development Plan – Willow Valley/Turkey Hill (Long Lane & Willow Street Pike)**

Applicant/Property Owner: Willow Valley Associates, Inc.

Property Location: Northwest corner of Long Lane (SR 741) and Willow Street Pike (SR 222)

Project: Applicant proposes to construct a 5,200 sq ft Turkey Hill convenience store and gas station.

Tim Harrison, Joel Young (Rettew) and John Schick (Rettew) were present to discuss the plan.

The plan received conditional approval recommendation from the township's Planning Commission.

### **WAIVERS**

- Section 240-10(A) – Preliminary Plan
- Section 240-26.A and 240-26.B – Sidewalks and Curbs – Crosswalks will be placed at all four spots at the intersection of the Willow Street Pike and Long Lane with a sidewalk leading to the intersection; a sidewalk along the south side of the building will lead to a crosswalk on Long Lane; an internal pedestrian walkway is planned for the western most side of the parcel, to be extended as the property develops; a deferment agreement would be drawn up to provide for sidewalk improvements should they ever be planned by the township. The PennDOT ROW along the Willow Street Pike is several hundred feet off the roadway. Supervisor Kauffman does not feel a deferment agreement will hold after the fact, in the event the property is ever sold. Applicant agrees to include deferment of sidewalks included in the recorded land development agreement.
- Section 240-26.B(1) – Curbs – bollards will be placed along the front of the building along the front
- Section 230-32.A.2.c – Loading Ratio – Applicant is requesting a 5-to-1 instead of 3-to-1, due to the high propensity for sinkhole formation

- Section 230-37A.1 – Embankment Geometry, Maximum Interior Slope – requesting 3.5-to-1 instead of 2.5-to-1, and planting seed mix to stabilize the road bank.

Approvals have been received by both water and sewer companies. Architectural drawings were presented showing a brick façade and accent side panels. Two signs will be placed along the Pike and Long Lane, both similar in height to the signs at the Millport Road Turkey Hill. Chairman Hershey asked if a few more trees could be planted along the Willow Street Pike side of the building, but Chief Wiczkowski cautioned against this from a crime prevention standpoint. Supervisor Kauffman suggested they separate the photometric from the landscaping plan. Lighting was discussed briefly. Signals at Willow Street Pike and Long Lane, as well as the new signal on Long Lane will be synced and timed to run together. Pre-emption devices will be installed on the southbound side only, and Supervisor Kauffman asked if they would consider putting them on both north and south. They agreed.

#### **MOTION**

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, to approve the waivers, conditioned upon meeting the requirements of the staff memorandum of October 5, 2016, the engineer's letter of October 5, 2016, and including the deferment agreement language for sidewalks be approved by the township solicitor. The motion was approved, 4 in favor to 0 against, with 1 abstention (Moyer).

#### **FINAL PLAN APPROVAL**

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, to approve the Final Plan conditioned upon the staff comments of October 5, 2016, the township engineer's letter of October 5, 2016; include adding small shrubs along the Willow Street Pike side of the building, include an additional pre-emption device on the northbound traffic signal and later to the signal at the Willow Street Drive intersection upon completion of the CVS and Fulton Bank construction; separate plans for photometric and landscaping; install low profile signs on the Willow Street Pike and Long Lane. The motion was approved, 4 in favor to 0 against with 1 abstention (Moyer).

### **3. Sketch Plan – Peony Road Tract**

K Craig Smith, RLA, RGS Associates was present to discuss the plan on behalf of the Applicant, Mark Will. The lot is situated on Peony Road along Lampeter Road, Clover Avenue, and Magnolia Drive. The lot is approximately 7.5 acres in the R2 district. There is a significant elevation change 40-50 ft higher than Peony Road. There is a 50ft ROW that would be used as a street connection to Clover Avenue. 17 single family lots approximately 55' x 35' are proposed in the subdivision. There will be a street ending in a cul-de-sac from Clover Avenue and another street out to Peony Road. Sidewalks are proposed on both sides of the streets within the subdivision. The stormwater management along Peony Road would connect to a nearby inlet, and a secondary basin (i.e., rain garden) may be added.

James Kreider pointed out a deteriorating condition along Peony Road due to sinkhole formations that needs re-piped. Mr. Smith agreed. The front lot along Lampeter Road will be subdivided and connected to an existing family home, with an existing driveway entrance from Lampeter Road. Mr. Kreider also suggested using a group mailbox location for the houses in the cul-de-sac as it can become difficult to plow with individual mailboxes along the road. A fee-in-lieu of parkland was accepted by the Park and Recreation Board.

Waivers to be potentially considered:

- Preliminary Plan – combining both Preliminary and Final together, or the applicant would have to go through the process twice. There is no phasing with this subdivision and there are less than 20 lots, so this would be permissible.
- Traffic Impact Study – an abbreviated study with projections will be used
- Improvements to Existing Streets – the existing streets are already at required width, but with not much frontage along Peony Road Mr. Smith said they would ask for a waiver of road widening there. The basin could be pulled back 17' for curb returns if necessary. No curb or sidewalks currently exist.

- Clear Sight Triangles – would ask for reduction from 100' to 75', as controlled intersections (stops) are planned.

**4. Request for Partial Release of Escrow – Reinhart Café**

Supervisor Patterson made a MOTION, seconded by Supervisor Moyer, to grant the release of \$13,806 from the Escrow account of Reinhart Café, leaving a balance of \$51,213. The motion was approved unanimously, 5 to 0.

**MONTHLY REPORTS**

**1. Treasurer's Report**

Supervisor Kauffman left the meeting at the beginning of this discussion.

Supervisor Patterson noted revenues are ahead of last year by \$480,000. Expenses are ahead by \$52,000.

**Payment of Bills**

Supervisor Patterson made a MOTION, seconded by Supervisor Moyer, to accept the Treasurer's Report, and authorize the staff to satisfy the ordinary and routine obligations incurred by the township in order to take advantage of discount and allowances, and to avoid delinquent penalties and carrying charges. The motion was approved unanimously, 4 to 0.

**2. Public Works Report**

Supervisor Kauffman returned to the meeting.

Jim Kreider, Public Works Supervisor, reported the stormwater part of the improvements project has begun on Locust Lane. Final paving will be complete this week at Willow Bend development. Mentzer Road speed limit was discussed. There used to be signs indicating a 15mph speed limit, but those signs no longer exist. A speed limit is needed for this roadway. The police department checked and recommended a 25mph speed due to the narrow width and short distance from homes along the road. An ordinance will be required to set this speed. Board consensus is to move forward with an ordinance for a 25mph speed limit on Mentzer Road.

The 2001 Dump Truck and snow plow was delivered to Manheim Auto Auction for sale on October 18. A follow up status was requested regarding stormwater issues on Gypsy Hill Road. Mr. Kreider said he will check with the owner this week to see what can be done. He is still trying to get two other home owners to agree to remove an existing pipe sitting between the properties.

**3. Police Report**

Chief Wiczkowski noted four speed checks performed were missing from his monthly report: in the 1800 block of Millport Road; along the 2500 block of the Willow Street Pike; on Conard Road; and, on Cool Creek Road. Narcan usage was discussed. The medicine was paid initially by the District Attorney's office, but once that runs out it is an unknown for funding/purchasing. Departments in the county are keeping logs on usage to see if funding can be sourced from insurance companies or the state.

**4. Community Development Department Report**

Ms. Warren reported her department is working with other municipalities to do a mock EPA MS4 audit to determine loads of the Pequea Creek watershed. East Lampeter Township asked if West would like to join in with Land Studies to handle the mock audit of the entire program. State EPA must audit 10% of MS4 municipalities a year. The Land Studies mock audit would be based on state audit processes. There is money still in her department's budget for the mock audit. A multi-municipal cost of \$7,300 has been quoted. The audit would take approximately 3-4 months. Supervisor Kauffman thinks the cost is high. He would like to see a time-line cost, which was not detailed in the quote.

**MOTION**

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers to approve having Land Studies perform a mock EPA audit along with East Lampeter Township. The motion was approved unanimously, 5 to 0.

**5. Township Manager's Report**

Ms. McGuire noted phase 1 of the architectural survey was completed on Long Rifle Road. She reminded the Supervisors of their first 2017 budget workshop Wednesday, October 12, 2016 at 7:00 p.m. Draft copies were handed out to the Supervisors.

Ms. McGuire attended an Emergency Management table top exercise October 4 with staff, personnel from Willow Valley, the local fire departments and EMS staff. They found some areas were deficient, and should have a report by the end of the month.

The Presidential Committee on Regulation and Development Delegation from South Korea will be meeting at the township Wednesday, October 12, 2016 at 2:00 p.m. to discuss the Lancaster Inter-Municipal Committee (LIMC). Ms. McGuire is Chairperson for that committee.

**TOWNSHIP ADMINISTRATION MATTERS**

None.

**OTHER BUSINESS**

Supervisors Moyer and Patterson recently attended the Univest Bank opening. Supervisor Patterson contacted Susan Broomell to add Univest to the list of potential donors to the West Lampeter Township Community Foundation.

With no other business to be conducted, the meeting was adjourned at 9:26 p.m.

Respectfully Submitted,  
Robert E. Patterson, Township Secretary-Treasurer