

**EWEST LAMPETER TOWNSHIP
BOARD OF SUPERVISORS
SPECIAL MEETING OF FEBRUARY 20, 2023**

Supervisor 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 Geoffrey Beers, J. Richard Breneman, and Randall Andrews. Township Manager Dee Dee McGuire, Township Engineer Chuck Haley, Planning/Zoning Officers Michele Neckermann and Kim Yepremian, and Recording Secretary Nancy Mellinger were also present. Supervisor Randy Moyer was absent.

PUBLIC COMMENT

None.

SUBDIVISION AND LAND DEVELOPMENT MATTERS

1. Conditional Use Hearing-EG Stoltzfus Land LLC-Grouse Pointe

The applicant for EG Stoltzfus Land LLC, Grouse Pointe, granted West Lampeter Township and the Board of Supervisors an extension of time until February 20, 2023 to commence the conditional use hearing originally scheduled for February 13, 2023.

Tony Schimaneck Esq., Morgan Halgren Crosswell & Kane, attorney for the Township, explained the procedures for the Conditional Use Hearing before the Supervisors tonight is due a Zoning Ordinance requirement. A court reporter was present for the hearing.

Applicant: EG Stoltzfus Land LLC

Property Location: 1865 and 1867 Rockvale Road

Project Description: Applicant is seeking to subdivide land into 43 single family residences.

Parties, those having a direct or immediate interest in the proceedings, must complete an Entry of Appearance form. Peter Charbonneau, 112 Country Meadows Drive, Steve Adamis 202 Country Meadows Drive, Leann McDonald 118 Country Meadows Drive, James Meck, 1861 Rockvale Road, Judy Boyd, 1847 Rockvale Road, and Zac Burkholder 1863 Rockvale Road were recognized as having party status.

Mark Hackenburg, RGS Associates, Inc and Doug Parkins, EG Stoltzfus Homes were sworn in for the Applicant. Kim Yepremian was sworn in for West Lampeter Township.

Kim Yepremian, Planning/Zoning Officer, testified the property was posted twice. Advertising for the hearing occurred on January 27, 2023, February 3, 2023, and the continuance on February 16, 2023 in LNP. The affidavits were made part of the record. Ms. Yepremian reserved the right to speak later in the proceedings.

Mark Hackenberg, a principal with RGS Associates, who is a Landscape Architect, with over thirty years of experience and Doug Parkins, who is in charge of Land Acquisition and Development for EG Stoltzfus Homes, which has this property under agreement, submitted that the entire application including the sales agreement and deed be admitted as an exhibit. It was admitted. They explained the content presented at the hearing would be consistent with the application.

The applicant is before the Board for a new residential development of single family homes exceeding 10 total acres and 20 new dwelling units as listed in the Table of Allowed Uses. The project proposes 43 Single-Family homes on 24.84 acres of ground, south of Country Meadows development and north of Rockvale Road. The property was subject to previous approval in 2009. The plan for an 88-unit active adult community was not recorded. EG Stoltzfus has the property under agreement from the previous owner, George Desmond. A forty-three-unit development is now proposed.

The project is intended to be served by public sewer and water with connections to existing stubs in the Country Meadows development. Access to development would be from Felpel Drive and Rockvale Road. Streets are intended to be public streets with sidewalks on both

sides, curbing and street lawn consistent with newer developments. Cartways would be thirty-four feet wide. Streets would have fifty foot right of ways. No street lights are planned but consistent porch lighting is included. Street trees would conform to the current ordinance. The project would be single phase for planning and approval process. There are no connections to trails planned. Four lots would be created for stormwater management control. The HOA would own and maintain these lots. Wetlands have been identified on the property. The property is adjacent to residential homes and agricultural land. Existing hedge rows will be maintained as much as possible. Landscape buffering between existing residential properties and lot numbers 9-14 and 20-25 is proposed and is acceptable as a condition of approval.

The project was presented to the Lancaster County Planning Commission on December 15, 2022. Discussion regarding the length of cul-de-sac led to a design change in order to meet the requirements for reimbursement from Liquid Fuel Funds. A copy of an exhibit was distributed, showing the design modification to create a compliant cul-de-sac that would allow the street to be eligible for Liquid Fuels reimbursement. Exhibit was entered and accepted as Exhibit Number 2 for the Applicant.

A Transportation Impact Study was conducted as part of the initial application to examine the potential traffic impact of the proposed development. During the traffic study, four intersections were analyzed: Lampeter Road and Rockvale Road, Strasburg Pike and Rockvale Road, Country Meadows Drive and Felpel Drive and Rockvale Road and Proposed Site Access. Traffic volumes, intersection sight distance and level of service capacities were analyzed. The Township Engineer commented on the long-term plan of the proposed plan of PennDOT installing a roundabout at Rockvale Road and Strasburg Pike intersection. The study found that with the proposed changes to the level of service would improve to a level A. Currently the intersection is at a level B and C. The project is expected to generate 34 new vehicle-trips during the weekday A.M. peak hour and 44 new vehicle-trips during the weekday P.M. peak hour. The project is shown as not having an adverse or negative effect on the intersections as they exist, nor will the level of service drop from current levels.

In summary, Mr. Hackenburg stated the plan is consistent with standards for Board review based on Zoning Ordinance 285.16. He submitted that the lots as proposed, setbacks, access points, reports and studies are in compliance with regulations. They recognize that other laws of compliance-County Conservation District, NPDES, PAZO permitting apply and will pursue all avenues of permitting and approvals including analysis and acceptance of discharge conditions and to potentially having to work with neighboring property owners relative to the drainage as it may relate to points of discharge surrounding the property. He submitted the traffic analysis provided indicates the project can function in a safe and effective manner, minimizing hazards and congestion. Traffic will be looked at more thoroughly as part of the land development process. The application is proper in its layout. It is proposed that stub extensions join the adjacent development. The site planning and layout conform to the topographical conditions and constraints of the property as well as the physical layout, proximity and adjacencies for future land uses. This property would not harm existing neighborhoods. The lot sizes are consistent with R-1 Zoning District. It is not an overzealous development of this particular parcel. The proposed use should not pose a hazard to public use or safety. They believe it to be a nice addition to the neighborhood, quality homes, quality construction, and of comparable value to neighboring communities. The proposed use shall be designed to minimize conflicts with agricultural activities.

BOARD QUESTIONS

Supervisor Beers questioned if the location of the east and west buffers which extends onto the agriculture field. Type of buffer and planned maintenance was discussed. Supervisor Breneman asked if the developer had looked at the possibility of sewer on Rockvale Road. Mr. Hackenburg replied that lots 20 through 25 could be serviced by a main down Street B but they could not get it to the back side because it continues to drop off. Conversations with the sewer authority have not yet occurred. Supervisor Breneman expressed concern regarding storm water affecting the present septic systems. Supervisor Hershey asked if any entrance markings would be placed along Rockvale Road. Mr. Hackenburg said it was a possibility. Supervisor Hershey questioned if on-street parking would be allowed. It would be

permitted was the reply. Supervisor Hershey inquired into the number of bedrooms each unit would have. The response was that the planned development would be larger, semi-custom homes with four bedrooms. The development was compared to the prior planned development. Supervisor Hershey expressed concern regarding sewer. Supervisor Breneman questioned if the south-west storm water basin discharge required easements. If needed, they would change the plan to accommodate this issue. Children's play area was discussed amongst the Supervisors. It was recognized that the design was in keeping with the neighboring developments.

PUBLIC COMMENT

Mr. Charbonneau, 112 County Meadows Drive, was sworn in. He asked about a storm water swale and buffer of trees. The swale would tie into the street storm water network. A planting buffer would be placed on the house side of the swale and be in an easement. He also asked about traffic impacts coming into Country Meadows. The level of service is not expected to drop below current levels. Additional traffic analysis will occur during land development. He commented on the posting of the property. Mr. Charbonneau questioned the square footage of the homes. Mr. Hackenburg said the homes would be on average 3,000 plus square feet range.

Steve Adamis 202 Country Meadows Drive, did not ask questions.

Leann McDonald 118 Country Meadows Drive, did not ask questions.

James Meck, 1861 Rockvale Road, was sworn in. Mr. Meck said the main concern of residents along Rockvale Road was public sewer and water. Multiple homes along the road have failing wells. Several homes have marginal septic systems. A vein of rock underground effects the systems. He questioned the traffic study results. He asked about speed limits within the development. He said speed and cars passing are a concern on Rockvale Road at the present time.

Judy Boyd, 1847 Rockvale Road, was sworn in. She questioned how to find out about planning meetings. Response was information is available online, on the bulletin board, and by calling the office. Sewer and water are not issues for her. She suggested a stop sign at Houser Road and Rockvale Road to slow traffic. Mrs. Boyd believes that the changes at Rockvale shopping center will affect the traffic in our area. The four way stop sign has helped the intersection at Strasburg Road and Rockvale Road.

Zac Burkholder 1863 Rockvale Road, was sworn in He shares the concerns already mentioned. Storm water affecting his property is a big concern. He asked if the basin will prevent storm water from entering his property. Response was storm water analysis will be done as part of the land development process. They cannot discharge storm water at a higher rate than currently exists. Mr. Burkholder asked how additional meetings are posted. Agendas are posted ahead of time online and in the lobby. Residents are welcome to call the office to inquire.

Chuck Haley, ELA Inc. was sworn in. He said whenever land development plans are submitted, the downstream residents are notified.

Supervisor Hershey questioned if blasting would be necessary and how it would affect nearby wells. He said someone needs to take responsibility for the wells. It was answered that it is too early to tell if blasting would be necessary.

Mary Charbonneau, 112 Country Meadows Drive, was sworn in. She expressed concern regarding increased traffic and children playing in Country Meadows. Mrs. Charbonneau wondered if there was a different way to access the proposed development. Supervisor Beers explained that the stub from Country Meadows was put in to connect to the land zoned R-1, which they knew would probably eventually get houses.

In summary, Mr. Hackenburg said they were present at the hearing for approval to use the property as R-1 Zoning District, single family homes, consistent with the West Lampeter Ordinance. They hear the concerns and appreciate the feedback and input. The sooner they know about the concerns, the more appropriately they can deal with them through the land development process.

Supervisor Hershey asked if the swales were all grass. Doug Parkins replied that materials have not been designated; but if grass, typically the homeowners would be responsible for mowing the swales but the swales would be placed in an easement.

BOARD COMMENTS

The Board will supply comments to Attorney Robert Sisko for final decision. Decision presumably will be rendered at the next Supervisors meeting on March 13, 2023. A written decision will be provided for the six parties and the Applicant after it is signed.

CLOSE PUBLIC HEARING

Supervisor Beers made a **MOTION**, seconded by Supervisor Andrews, to close the public portion of the Conditional Use Hearing. The motion was approved unanimously, 4 to 0.

TOWNSHIP ADMINISTRATION MATTERS

1. Resolution 6-2023 Appointment to the Park and Recreation Board

Supervisor Breneman made a **MOTION**, seconded by Supervisor Andrews, to adopt Resolution 6-2023 to appoint Ryan Steinbacher to the Park and Recreation Board. The motion carried unanimously, 4 to 0.

2. Appointment to the West Lampeter Community Foundation

Supervisor Breneman made a **MOTION**, seconded by Supervisor Andrews, to appoint John Pyfer, Esq. to the West Lampeter Township Community Foundation. The motion carried unanimously, 4 to 0.

OTHER BUSINESS

None.

With no other business to be conducted, the meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Denielle L. McGuire, Assistant Township Secretary-Treasurer