

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING OF MAY 14, 2018**

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, Robert Patterson and Geoffrey Beers. Randy Moyer was absent. Township Manager Dee Dee McGuire, and Recording Secretary Susan Worby were also present. Department Heads present were Joellyn Warren, Community Development Director; James Kreider, Public Works Supervisors; and, Brian Wiczkowski, Police Chief.

**PUBLIC COMMENT**

Ron Hassel, 15 Overhill Drive spoke about the open space lot behind his property (Summer Breeze development) and why it hasn't been cut more often. It was explained to him that lot was planned to be a naturalized area, rather than a passive park with benches, flowers, etc. Mr. Hassel said they were told otherwise when they purchased their home, as were other homeowners. Ms. Warren stated the lot was not intended to be dedicated parkland. The Summer Breeze HOA is responsible for the lot and it is cut twice a year typical for naturalized areas. Mr. Hassel was asked to provide his phone number so township staff could check the deeds and plans and get back to him with more information.

Pat Stockard, 315 E. Penn Grant Road, spoke about stormwater concerns she has with a new home that was built on Sandstone Drive behind her home. She stated that her yard has been flooded over the last couple of storms since the property has been built and she's concerned about more flooding to come. She tried calling the builder several times to no avail. Ms. Stockard was asked to provide her telephone number so staff could get back to her following the Stormwater Coordinator's return from vacation.

**MINUTES**

**Regular Meeting, April 9, 2018**

Supervisor Beers made a **MOTION**, seconded by Supervisor Kauffman, to approve the Minutes of the Regular Meeting of April 9, 2018 as presented. The motion was approved unanimously, 4 to 0.

**SUBDIVISION AND LAND DEVELOPMENT MATTERS**

**1. Final Plan – Willow Valley Crossroads Phase III**

Applicant/Property Owner – Willow Valley Associates, Inc.

Project Location – 2416 Willow Street Pike, northwest corner of Long Lane and Rt. 222

Project Description – Applicant proposes to construct commercial/retail/restaurant uses and redevelop existing parking lot.

Preliminary Plan was approved by the Supervisors on March 12, 2018.

Tim Harrison, representative for Willow Valley, and Craig Smith, RGS Associates, were present to discuss the plan. Mr. Harrison stated the township Planning Commission (LCPC) recommended conditional approval at their meeting on April 19, 2018. CVS, Fulton Bank and Morr Outdoors are now open for business. Mr. Harrison went over the comments of the township staff, engineer and Lancaster County Planning Commission noting how these comments were met, or will be upon recording the plan. Lighting was discussed by the Supervisors. Mr. Harrison pointed out the sidewalk connections where they go from CVS/Fulton Bank, and DoubleTree in response to comment #2 of the LCPC letter.

Alan Benton, 243 Willow Valley Drive, asked if the access drives to this site are two-way (they are).

**FINAL PLAN APPROVAL**

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, to approve the Final Plan of Willow Valley Crossroads, Phase III, subject to the comments in the staff memorandum of May 8, 2018, the township engineer's letter of May 7, 2018, and the

Lancaster County Planning Commission's letter of April 24, 2018 excepting comment #2 (sidewalk comment), The motion was approved unanimously, 4 to 0.

## 2. Final Plan – Willow Valley Chapel Relocation

Applicant/Property Owner – Willow Valley Associates, Inc.

Project Location – Willow Street Pike and Willow Valley Drive

Project Description – Applicant seeks a lot add-on to relocate the existing wedding chapel across Willow Valley Drive behind the DoubleTree.

Tim Harrison, representative of Willow Valley, and Tom Engerth, Site Design Concepts, were present to discuss the plan.

The township Planning Commission recommended conditional approval at their meeting on April 19, 2018. Mr. Harrison reviewed the comments from the staff memorandum of May 9, 2018 and the township engineer's letter of May 7, 2018. The project received water and sewer approvals. The Planning Module was also approved, as well as the NPDES permit received. The LCPC elected not to review the plan stating their comments of February 13, 2018 stand as their final comments. The only objection the Applicant had with the LCPC comments was #4, regarding a landscape buffer, which was handled at the Preliminary Plan stage of the process.

### FINAL PLAN APPROVAL

Supervisor Beers made a **MOTION**, seconded by Supervisor Kauffman, to approve the Final Plan of Willow Valley Associates for the Chapel Relocation subject to the comments of staff in their memorandum of May 9, 2018, the township engineer's comments of May 7, 2018, and LCPC comments, excepting comment #4 (landscape buffer). The motion was approved unanimously, 4 to 0.

## 3. Final Plan – Keener Tract

Applicant – Doug Keener

Property Owner – Estate of Harlan N. Keener

Project Location – East of Gypsy Hill Road and Long Rifle Road intersection

Project Description – Applicant seeks to subdivide a 1.984 acre residential lot from the parent tract located at 1266 Gypsy Hill Road.

Jim Henke, Pioneer Management, LLC and Duane Keener were present for the plan discussion. The plan received a conditional use approval to permit a flag lot. Mr. Henke reviewed the waivers requested as part of this application.

### WAIVERS

#### Section 240-24.C - Improvements to Existing Streets

Supervisor Kauffman asked Mr. Henke if the owners would be amenable to granting the Township temporary easements on other areas of this farm property for a project improving the intersection of Long Rifle Rd. and Gypsy Hill Rd. that should begin in 2019. If the Keener's would be willing to grant these easements to the Township at no expense, the Board would be willing to waive the fee-in-lieu due to the Township in regards to this section of the ordinance. Mr. Keener said he was in favor of this as long as a reasonable time period was included (estimated to be at least 6 months). Staff will need to work out the details of the arrangement with the property owners.

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, to approve an alteration of the waiver request with the financial requirement being subject instead to granting the township a temporary easement as may be required for the road relocation (2019 road project) of the existing property. The motion was approved unanimously, 4 to 0.

#### Section 230-32.A(2)(c) - Loading Ratio

#### Section 230-33.C - Dewatering Time

#### Section 230-36.8(1) - Width of Riparian Buffer

Supervisor Beers made a **MOTION**, seconded by Supervisor Patterson, to approve the remaining waiver requests as presented subject to the comments of the township engineer's letter of May 7, 2018.

#### **FINAL PLAN APPROVAL**

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, to approve the Final Subdivision/Post-Construction Stormwater Management Plan of the Keener Tract, subject to the comments of the staff memorandum of May 9, 2018, the township engineer's letter of May 7, 2018, and subject to the waivers granted this evening. The motion was approved unanimously, 4 to 0.

#### **4. Request for Release of Escrow – Rocky Springs Entertainment Center**

Supervisor Beers made a **MOTION**, seconded by Supervisor Patterson, to approve the final release of \$2,000.00 in Escrow for Rocky Springs Entertainment Center. The motion was approved unanimously, 4 to 0.

#### **5. Request for Release of Letter of Credit – Willow Valley Manor Expansion**

Supervisor Beers made a **MOTION**, seconded by Supervisor Patterson, to approve the final release of the letter of credit for Willow Valley Manor Expansion, in the amount of \$4,571.84. The motion was approved unanimously, 4 to 0.

#### **6. Request for Reduction of Letter of Credit – Willow Valley Crossroads – Turkey Hill, CVS, Fulton Bank, Morr Outdoors**

Supervisor Beers made a **MOTION**, seconded by Supervisor Kauffman, to approve the request for reduction in the letter of credit for Willow Valley Crossroads (Turkey Hill, CVS, Fulton Bank and Morr Outdoors) in the amount of \$1,681,834.25, leaving a balance of \$1,434,578.78.

### **MONTHLY REPORTS**

#### **1. Treasurer's Report**

Supervisor Patterson reported that revenues increased this year by \$291,660.00 as compared to last year at this time. Expenditures also increased this year by \$80,346.00 versus last year at this time.

#### **Payment of Bills**

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, 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 Beers asked about the end of Long Rifle Road, stone end, where it is difficult for two cars to be on the road at the same time. Mr. Kreider said he'll put blacktop in along the sides when the new asphalt plant is open. Millport Road edges also will be getting blacktop, as well.

Mr. Kreider reported the new skid loader is in.

#### **3. Police Report**

Chief Wiczkowski said interviews were held for the position of Sergeant. Corporal Jeremy Schroeder was selected to take over as Sergeant when Billy Wilson retires. Interviews for a new Corporal will be conducted later this week. Chief also mentioned a State Special Olympics Fundraiser being held at Funks in Leola June 13 from 5:30 pm until 10:00 p.m.

Two Watch Guard cameras are needed for the new police vehicles at a cost of \$5,200.00 each. Friends of the Force (FOF) have agreed to pay for one camera, so he needs Supervisors to authorize purchase of the other. Supervisor Beers made a **MOTION**,

seconded by Supervisor Patterson, to approve the purchase of one Watch Guard camera for \$5,200.00. The motion was approved unanimously, 4 to 0. FOF has agreed to purchase the other supplemental items for the new vehicles at a cost of \$11,300.00.

Friday, May 25, 2018 at 11:00 a.m. the department will hold a memorial/recognition ceremony for Detective Jere Schuler. The ceremony will take place on the police side of the township building.

Asked how the 4-way stop sign at Rockvale Road and Strasburg Pike is doing, Chief responded it is getting much better.

#### **4. Community Development Department Report**

Ms. Warren discussed a few items from her report. The Fisher property on Strasburg Pike, having returned to the Zoning Hearing Board with another application (first one was denied) will split the use of the barn building in half to accommodate the fertilizer business on the farthest end, and agricultural use in the other, as approved. Enforcement will be difficult but the department will be checking on this from time-to-time.

826 Strasburg Pike will be applying for an additional chicken barn and single-family home. West Creek has not contacted the office for any extension – the plan expires on May 18, 2018. American Outback will not expire until 2021. Car wash owner has been notified again about the junk on the property. A building permit has been issued to West Lampeter Property Management for work to the house on Eshelman Mill Road.

The recycling rate is not as great as first expected. Residential rate is higher than previous years. The cost, however, to recycle is going to go up according to the Lancaster County Solid Waste (LCSWMA). The trash collection contract will be going out to bid again this year. The last option year ends this year. Ms. Warren said she will be meeting with LCSWMA staff soon to begin going over costs and bidding materials.

#### **5. Township Manager's Report**

Ms. McGuire reported the township had the Liquid Fuels audit done this past month. The township was given a "clean" report.

Dave Martin, Vacancy Board Chair, has moved out of the township and another person should be selected. She asked that the Supervisors pass along the names of any individuals they think would be interested in serving.

### **TOWNSHIP ADMINISTRATION MATTERS**

#### **1. Resolution 8-2018 – Authorize Filing of Greenways, Trails & Recreation Grant Program Application for Village Park**

Supervisor Patterson made a **MOTION**, seconded by Supervisor Kauffman, to adopt Resolution 8-2018 authorizing the township to file a \$250,000.00 Greenways, Trails & Recreation Grant application for the Village Park Rehabilitation and Development Project. The motion was approved unanimously, 4 to 0.

#### **2. Review RFPs and Award Consultant Contract for Groff Farm Streambank Restoration Project**

Ms. Warren said that four companies provided proposals:

COMPANY	TOTAL
LandStudies, Inc.	\$ 75,935.30
Rettew Associates	\$ 69,890.00
Barton & Loguidice, DPC	\$ 57,460.00
Johnson, Mirimiran & Thompson, Inc.	\$168,370.00

Ms. Warren said the low bid, Barton & Loguidice, is an unknown company. She asked the township engineers if they knew of the firm, and they did not. When the company was contacted they produced another proposal, much different and higher in price. All proposals

indicated different number of hours to be worked. Based upon an hourly rate, LandStudies came in the lowest. She and the Stormwater Coordinator feel more comfortable because LandStudies has been working on similar projects nearby, and their proposal was the closest to what the department is seeking (less use of township staff, knowing the area, etc.). Staff recommendation is to choose LandStudies for the reasons stated. Supervisor Beers made a **MOTION**, seconded by Supervisor Kauffman, to select LandStudies as Consultant for the Groff Farm Streambank Restoration Project as presented. The motion was approved unanimously, 4 to 0.

**3. Authorize Sale of Excess Property – 1997 Craftco Rubber Melter to Strasburg Township**

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Patterson, to authorize the sale of a 1997 Craftco Rubber Melter to Strasburg Township for \$5,500.00. The motion was approved unanimously, 4 to 0.

**4. Fire Police Service Request**

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Patterson, to approve a request from Strasburg Borough for services from the Lampeter Fire Company Fire Police for the Strasburg Memorial Day Parade on Monday, May 28, 2018. The motion was approved unanimously, 4 to 0.

**OTHER BUSINESS**

None

**EXECUTIVE SESSION**

Chairman Hershey announced that the Board of Supervisors would hold an executive session to discuss a personnel matter. The Board entered the session at 9:04 p.m.

The Supervisors returned to the meeting, and with no further business to be conducted, the meeting was adjourned at 9:27 p.m.

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