

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING OF JUNE 11, 2018**

Chairman Barry Hershey called the Regular Meeting of the West Lampeter Township Board of Supervisors to order at 7:03 p.m. with the Pledge to the Flag. Those in attendance were Supervisors Robert Patterson, Randy Moyer and Geoffrey Beers. Terry Kauffman was absent. Township Manager Dee Dee McGuire, and Recording Secretary Susan Worby were also present. Department Heads present were Joellyn Warren, Community Development Director, and Brian Wiczkowski, Police Chief.

**PUBLIC COMMENT**

1. Pat and Dan Stockard, 315 E. Penn Grant Road, spoke about stormwater concerns they have with a new home that was built on Sandstone Drive behind their home. The issue was discussed at the last Supervisors' meeting (in April). They showed the Supervisors pictures from recent storms to illustrate the situation in their yard. Ms. Warren stated her department works nearly one-half of every day on stormwater issues, this property as well, with the amount of rain the area has gotten over the last several weeks. Ms. McGuire said she and staff has been in contact with Ms. Stockard many times since the issue was brought to the Supervisors last month and will continue to do so to find a possible resolution to the problem.
  
2. Peter Kicey, 15 Strawberry Lane, spoke about a safety issue at the intersection of Willow Street Pike and Willow Valley Drive at the Darrenkamp's store. He feels the node that divides the straight through lane coming across the Pike from the Willow Valley side, and the turning lane southbound into Darrenkamp's is confusing and dangerous. He said he is concerned the situation will continue and get worse with the new CVS and other shops going up on the Willow Valley side of Willow Street Pike. Chief Wiczkowski suggested that dotted lines may help to direct traffic better. Ms. Warren stated, however, that the intersection is to be revamped as part of the Willow Valley Crossroads project, and hopefully, that will alleviate the problem.

**MINUTES**

**Regular Meeting, May 14, 2018**

Supervisor Beers made a **MOTION**, seconded by Supervisor Patterson, to approve the Minutes of the Regular Meeting of May 14, 2018 as presented. The motion was approved 3 in favor, 0 against, with 1 abstention (Moyer – absent from the meeting).

**SUBDIVISION AND LAND DEVELOPMENT MATTERS**

**1. Lot Add-On – Eshleman (918/920 Village Road)**

Applicants/Property Owners – John T. & Dian E. Eshleman

Project Location – 918 & 920 Village Road

Project Description – Applicants seek approval for a lot add-on plan to add on Parcel A from Lot 1 to Lot 2, and Parcel B from Lot 2 to Lot 1.

Jane Richter, Land Grant Surveyors, was present to discuss the plan. She stated the owners would like to enlarge lot 2 and straighten out the lot line for the whole parcel. There are no improvements planned.

**WAIVER**

Section 240-24.C – Improvement to Existing Streets

Ms. Richter said no improvements are planned along State Road 741 (Village Road).

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to grant the waiver request of Section 240-24.C – Improvement to Existing Streets, as presented. The motion was approved unanimously, 4 to 0.

**FINAL PLAN APPROVAL**

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to approve the Lot Add-On Plan of John T. & Dian E. Eshleman, 918 & 920 Village Road, subject to the five (5) conditions set forth in the staff memorandum of June 6, 2018. The motion was approved unanimously, 4 to 0.

**2. Final Subdivision & Land Development Plan – Country Meadows Phase 4**

Applicants/Property Owners – Todd R. Stumpf & J. Curtis Stumpf

Project Location – Country Meadows Drive, east of Hunter’s Ridge Phase 2

Project Description – Applicants seek approval of final for 16 lot subdivision and land development plan.

Rob Gabriel, Gabriel & Associates, Todd Stumpf, and Dan Siegrist, Custom Home Group, were present to discuss the plan.

Mr. Gabriel stated this is the final phase for the development. The development began many years ago, was delayed for some time, and now can be completed. An existing basin for stormwater management was permitted when Phase 1 was complete some years ago. Now with new NPDES requirements, infiltration systems and rain gardens will be utilized in this phase. He noted that comments from the township engineer’s letter of June 7 have been addressed.

**WAIVERS**

Section 240-10 – Preliminary Plan

Section 240-26 – Curbs and Sidewalk

Section 240-23.N – Temporary Turn Around

Section 240-36 – Riparian Corridors

Supervisor Moyer made a **MOTION**, seconded by Supervisor Patterson, to grant the modification requests as outlined in the ELA letter of June 7, 2018. The motion was approved unanimously, 4 to 0.

**FINAL PLAN APPROVAL**

Mr. Gabriel pointed out that the LCPC letter with comments was from July 2017, and two areas are no longer relevant: Recommendation number 2 concerning bicycle/pedestrian paths (streets are wide); and number 3 regarding providing a lighting plan (no street lighting exists in the development).

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to approve the Final Subdivision and Land Development Plan of Country Meadows Phase 4 subject to the comments of staff in their memorandum of June 6, 2018, the township engineer’s comments of June 7, 2018, and LCPC comments of July 11, 2017, excepting recommendations numbered 2 and 3 with regard to a bicycle/pedestrian path and lighting plan, respectively. The motion was approved unanimously, 4 to 0.

**3. Request for Reduction in Letter of Credit – Lampeter-Strasburg School District Athletic Fields Project**

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to approve a reduction in the letter of credit for the Lampeter-Strasburg School District in the amount of \$286,908.81 leaving a balance of \$232,181.71. The motion was approved unanimously, 4 to 0.

**4. Request for Reduction in Letter of Credit – Peony Road Tract/Spring Meadow**

Supervisor Beers made a **MOTION**, seconded by Supervisor Patterson, to approve the a reduction in the letter of credit for Peony Road Tract/Spring Meadow in the amount of \$126,867.00 leaving a balance of \$645,964.00. The motion was approved unanimously, 4 to 0.

## MONTHLY REPORTS

### 1. Treasurer's Report

Supervisor Patterson reported that revenues for the period ending May 31, 2018 totaled \$3,124,357.00, an increase of \$55,347.00 from 2017. Total 2018 expenditures, excluding Capital Reserve Transfers, totaled \$2,013,379 which is a decrease of \$74,059 from 2017. Surplus totaled \$1,110,978, an increase of \$129,406 from 2017.

#### Payment of Bills

Supervisor Moyer 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

Mr. Kreider was absent. Chairman Hershey asked Ms. McGuire to notify Mr. Kreider of a sight distance issue of high grass on the corner of Village and Mentzer Road.

There was a discussion mentioned on the Public Works Report regarding possible changes to the signaling at the intersection of Village and Lampeter roads. Chief Wiczkowski mentioned the traffic situation is bad/clogged southbound on Lampeter Road from 4:00 – 6:00 p.m. There is no room for a left hand turn lane. Suggestions to ask PennDOT about an extended (or delayed) green light to allow more time for left turns; and, sensors to offset the timing of the lights when traffic needs a longer green. Ms. Warren mentioned a similar situation at Penn Grant Road and Beaver Valley Pike; however, there is more room to obtain right-of-way for left hand turning lanes. PennDOT recently announced grant money is available for projects like these. It was the consensus of the Board that township staff reach out to PennDOT to start the discussion.

### 3. Police Report

Chief Wiczkowski announced that Officer Matt Neidinger will become the next Corporal; Corporal Jeremy Schroeder will be the next Sergeant, both effective June 17, 2018. A new officer will begin duties on June 18, 2018. Interviews for the School Resource Officer should end soon and a selection will be made, and a Memorandum of Understanding with the school district will follow.

Chief Wiczkowski also mentioned a State Special Olympics Fundraiser being held at Funks in Leola June 13 from 5:30 pm until 10:00 p.m.

The Chief asked the Supervisors to advise him of any changes they would like to see in the monthly statistical reports.

### 4. Community Development Department Report

Ms. Warren reported the department has been very busy with property maintenance violations and notifications. 410 Woodhall Drive has been sold at a short sale, and the new owners are doing renovations to the property. Chairman Hershey asked about the procedures if a violation is not corrected.

Stone house on the corner of Lampeter and Village roads is stable and the repointing is finished, but there is no information regarding plans for the building. The development (Stone Meadow) behind is preparing to begin construction. The Groff Farm streambank restoration project is moving forward. There will be a meeting this month.

The recorded plans for a meadow at Summer Breeze (discussed at last month's meeting) were checked and wild flowers are to be planted there, not just grasses. Ms. Warren discussed this with the developer and will follow-up. There is an open line of credit on the development that could be used if it is not completed by the developer.

West Creek plans expired in May of 2018.

Chairman Hershey received complaints about the smells from the duck barn on Eshelman Mill Road. He mentioned neighbors have talked about getting a petition together to make the farmer reduce the smell. Ms. Warren cautioned against any action taken without first checking with the land use solicitor. Farmers have a protected "Right to Farm." She said the PA DEP checked the farm and they reported no violation for the smell.

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

Ms. McGuire asked the Supervisors to read and sign a Commitment Letter to say that Village Park is owned by the township, that the township will continue to keep the park, and have no intention of selling the park in the future. Once it is signed she can give to the Village Park Steering Committee.

Ms. McGuire advised the Supervisors the township was notified the property at 1004 Willow Street (former car wash) will be up for a judicial tax sale in September. She wanted to know if the Supervisors were interested in a possible acquisition. Liability was discussed as there is no way to know if the gas tanks (one or two) underground are intact or leaking. The property owes approximately \$11,000 to SLSA, and close to \$33,000 for 2015-2016-2017 real estate taxes. Supervisor Patterson felt the matter was worth discussing, as the parcel would be highly desirable to the township rather than leave it in its current state. Some Supervisors were concerned about going into an agreement to buy without knowing about the gas tanks and ground underneath, as well as junk at the back of the property. If the owner would allow the township to test the ground first, then Supervisors may be inclined to consider acquisition. The Supervisors would like staff to research what it would cost, what needs to be done, and would it be possible to be released from any agreement if the test results were not good.

Supervisor Patterson brought up an issue of a shortfall of reimbursements by the state for emergency medical services across the state. The shortfall is causing some EMS units to close. He is looking for a letter of support from the Supervisors for upcoming legislative bills in both State Senate and House to better provide for and potentially increase the reimbursements made to EMS agencies for services rendered. Ms. McGuire and Supervisor Patterson will work together on the letter of support.

#### **TOWNSHIP ADMINISTRATION MATTERS**

##### **1. Resolution 9-2018 – Appointing Vacancy Board Chairman to Fill Vacancy**

David Martin, appointed Vacancy Board Chairman at the reorganization meeting this year, moved out of the township and another individual needs to fill the vacancy. The Vacancy Board Chairman is for voting purposes only, and only in the event of an unfilled Supervisor position. John P. Lines, former Supervisor, has agreed to step in and fill the post.

Supervisor Moyer pointed out a clerical error in the resolution (the first "Whereas" which originally read 'for the appointment for the timely appointment...' – corrected to read 'for the timely appointment'). Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to adopt the amended Resolution 9-2018 appointing John P. Lines as the Vacancy Board Chairman, term ending December 31, 2018. The motion was approved unanimously, 4 to 0.

##### **2. Bridgeport Crossroads Improvements Study Update**

Ms. Warren updated the Supervisors on a number of alternatives for the intersections of West King Street (Rt. 462), Pitney Road, Old Philadelphia Pike (Rt. 340), Lincoln Highway East and Lampeter Road. Revamping the intersection would likely include routing traffic opposite their desired direction behind Weis Markets, or by the HACC campus, or through a neighborhood in West Lampeter Township, exiting on the roadway in the direction intended instead of using a turning lane in the intersection. Part of this alternative would be to extend Clayton Road (existing homes currently in East Lampeter Township on a dead-end road) into West Lampeter Township between Plymouth Avenue and Wiker Avenue to meet Lampeter Road. Supervisors decided that Clayton Avenue should not be used for any alternative and asked that this information be passed on to the Bridgeport Steering Committee.

**OTHER BUSINESS**

None

**EXECUTIVE SESSION**

Chairman Hershey announced that the Board of Supervisors would hold an executive session to discuss a legal matter. The Board entered the session at 8:37 p.m.

The Supervisors returned to the meeting, and with no further business to be conducted, the meeting was adjourned at 9:02 p.m.

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