

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING OF JUNE 12, 2017**

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.

**PUBLIC COMMENT**

1. William Musser, 26 Village Square, spoke about a tractor trailer being parked by a neighbor in his neighborhood overnight, which could possibly block emergency vehicles access. He mentioned the neighborhood is deed restricted for these types of vehicles. Supervisor Kauffman suggested he contact the truck company for which the resident drives. Chairman Hershey asked that he contact the office with his phone number so someone can check it out and get back to him.
2. Thomas Johnson, 2532 Willow Street Pike, made complaints about the traffic along the Willow Street Pike and concern the situation will worsen. He also asked about the brake retarder signs that were moved. Ms. McGuire and Chief Wiczkowski explained PennDOT sets the criteria for where the signs are permitted to be placed, otherwise, the signs are unenforceable. Supervisor Kauffman explained the planning improvements PennDOT has been working on for that roadway, but it will take time.
3. Francine Hirt, 2530 Willow Street Pike, also had concerns with the traffic problems, stating a situation her grandson had recently where the two lanes merge into one lane. She asked if arrows could not be painted on the road to indicate "left turn only" or "move left." She contacted PennDOT and was told she would get a response within 48 hrs. She received no return call. Ms. Hirt was asked to give her phone number to the office so Ms. McGuire can follow up.
4. Rose Ann Shultz, 2532 Willow Street Pike, also had concerns about the traffic situation on the Willow Street Pike by her home. She said a number of violations occur every day with drivers going the wrong way on the one-way street.

**MINUTES**

**Regular Meeting, May 8, 2017**

Supervisor Patterson made a **MOTION**, seconded by Supervisor Moyer, to approve the Minutes of the Regular Meeting of May 8, 2017 as presented. The motion was approved unanimously approved 5 to 0.

**SUBDIVISION AND LAND DEVELOPMENT MATTERS**

**1. Stormwater Management Plan – Dommel Property – Waterfront Estates Drive**

Applicant: Dan Siegrist, Custom Home Group, Inc.

Property Owners: Robert W. Dommel, Thomas R. Dommel

Location: Waterfront Estates Drive (next to 1 Waterfront Estates Drive)

Mr. Siegrist stated the only approval he is waiting for is the one from the Lancaster County Conservation District. Eventual plans for the lot are to construct a home for Mr. Dommel's son. All other items noted in the letter from ELA Group have been addressed. It was noted a geologist inspection will be required, and the applicant said he is aware of this requirement.

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, to approve the Stormwater Management Plan for Robert W. Dommel and Thomas R. Dommel subject to staff and ELA comments of June 6, 2017, which includes receiving a conditional approval from the Lancaster County Conservation District. The motion was approved unanimously, 5 to 0.

**2. Stormwater Management Plan – Willow Valley Crossroads**

Applicant/Property Owners: Willow Valley Assoc.

Location: Crossroads, lot adjacent to Long Lane and Willow Street Pike

Project: Commercial Fill

Craig Smith, RGS and Jim Nagle, Willow Valley Assoc., were present to discuss the fill project. Grading will take place over approximately 30 acres and requiring 125,000 cubic yards of fill. The soil will be moved from the western side of the lot to the southern corner for the Turkey Hill construction. No outside fill is planned to be used. They have a permit from Pequea Township for work to be done on the Pequea Township side of the lot. Items missing are the Encroachment Agreement with PPL, the NPDES permit, and an Erosion and Sediment Plan.

Supervisor Kauffman and Moyer both expressed dissatisfaction with the plan, stating the plan should have all necessary approvals when presented. Supervisor Kauffman said mention of the fill project was not mentioned at any of the other prior times they presented their plans for the Crossroads. The Board is being asked to approve this without having all the necessary pieces of information included. Asked why they did not present the whole plan as one through the processes, Mr. Nagle replied the timing of leases wasn't all at the same time, plus Willow Valley did not want to build in the winter months.

Supervisor Kauffman made a **MOTION**, seconded by Supervisor Beers, to **TABLE** taking any action on the Stormwater Management Plan for Willow Valley Crossroads. The motion was approved 4 in favor, 0 against, with 1 abstention (Moyer, professional conflict).

Thomas Johnson, 2532 Willow Street Pike, spoke about concerns for blasting done to remove a large rock. He was confused about being a "party" to the project, wanting to be notified of the progress as it goes. It was explained that having "party" status was intended for the Zoning Hearing only.

Francine Hirt, 2530 Willow Street Pike, asked about the driveways into the lot, and it was explained to her that this was approved at previous meetings. She asked if she could see the plans, and it was suggested she stop in the township office to do so.

Charles King, 2534 Willow Street Pike, asked a question about the wetlands, and Mr. Nagle answered his question.

Craig Smith wanted to mention that while they do not have all approvals, he did talk to staff, ELA Group, and the Lancaster County Conservation District. He did not intend to come off as adversarial, and wants to work with the township as with other projects he has done.

**3. Resolution 11-2017 – Sewer Planning Module – Dustin Martin 1 Lot Subdivision**

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to adopt Resolution 11-2017 concerning the Sewer Planning Module for Dustin Martin, 1906 Bridge Road. The motion was approved unanimously, 5 to 0.

**4. Request for Reduction of Letter of Credit – Mill Creek Phase 4**

Supervisor Moyer made a **MOTION**, seconded by Supervisor Patterson, based upon the engineer's letter of April 10, 2017, to approve releasing \$29,141.09 from the letter of credit for Mill Creek – Phase 4, leaving a balance of \$42,977.83. The motion was approved unanimously, 5 to 0.

**MONTHLY REPORTS**

**1. Treasurer's Report**

There was a brief discussion about how the upcoming reassessment will affect the tax revenue received by the township.

**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, 5 to 0.

**2. Public Works Report**

Mr. Kreider was absent from the meeting. There were no comments made regarding his report.

**3. Police Report**

Chief Wiczkowski reported the recent fatal traffic accident at Strasburg Pike and Rockvale Road resulted in charges filed, and the investigation is closed.

Chief Wickowski said he met with State Senator Scott Martin to push for passage of a radar bill, allowing local police to use radar in an effort to stop/slow down speeders.

The department has two 2013 vehicles (Car 2 & 5) to sell, each with close to 100,000 miles on them. Chief would like to have a police vehicle sold at the Manheim Auto Auction in August. He was approached by the Eastern Lebanon School District to purchase the other vehicle for \$10,000. Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to authorize selling the one vehicle at the Manheim Auto Auction, and selling the other for \$10,000 to the Eastern Lebanon School District. The motion was approved unanimously, 5 to 0.

**4. Community Development Department Report**

Joellyn Warren, Director, reported they have advertised for a part-time zoning officer, received 1 application, and the position remains open. A hearing in July will be held for an Eckman Road property that has been condemned. The department has recently been dealing with a lot of signage issues of farmers selling their produce. The Magnolia Road cat situation has resurfaced and the department is working with the owners, with Children & Youth, Orca and the police to get the owners to clean up the house and turn over the cats to prevent condemnation of the property.

The property owner at the Millport Road paved driveway without the necessary permits, and staff has met with the owner several times to get him to comply. There will be regular site visits by the Stormwater Coordinator, and the owner was given two weeks to set up a meeting with all parties (owner's engineer, the companies doing the dumping, LCCD, Township, etc.).

The MS4 PMP Plan will be on the Board's July agenda.

**5. Township Manager's Report**

DCNR requested the Board submit a letter committing to the \$250,000.00 match for the \$250,000.00 grant recently applied for by the township. Supervisor Kauffman made a **MOTION**, seconded by Supervisor Moyer, to have the Chairman execute the letter prepared. The motion was approved unanimously, 5 to 0.

**TOWNSHIP ADMINISTRATION MATTERS**

**1. Award/Reject Bids**

- Painting Interior of Township Building  
On May 25, 2017 three bids were received for the Painting the Interior of the township building, as follows:

<u>BIDDER</u>	<u>BID PRICE</u>
Kimmich's , Lancaster PA	\$ 43,539.00
Spotts Brothers, Schuylkill Haven, PA	\$ 48,618.55
Two Dudes Painting Co., Lancaster, PA	\$ 49,145.00

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to award the Painting Contract to Kimmich's Painting and Wall Coverings, Inc., for the bid price of \$43,539.00. The motion was approved unanimously, 5 to 0.

- **Re-Roof Township Building**

There was only one bid for the Re-Roof bid: Detwiler Roofing, New Holland, PA for a price of \$ 46,976.00, Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to **REJECT** the bid, and authorize re-bidding the project for the fall. The motion was approved unanimously, 5 to 0.

**2. Discuss Possible Amendment to Chapter 262, Traffic, Prohibiting Parking – Mackin Avenue**

Residents of Mackin Avenue contacted the township to permit parking on one side of the street only. The street is narrow, at 19' across. The Supervisors reviewed a draft ordinance and made a minor correction. Supervisor Beers made a **MOTION**, seconded by Supervisor Patterson, to approve the draft ordinance as corrected, and advertise for adoption at the July meeting. The motion was approved unanimously, 5 to 0.

**3. Discuss Post-Employment Benefits Trust Agreement**

The Finance Report this month shows \$ .5 million in the bank for post-employment benefits. A draft agreement was prepared to set up a trust to protect funds and further restrict their usage. The Trust would become a separate legal entity with a separate bank account, a Board of Trustees (Supervisors would be trustees), with options to appoint other individuals to serve (in place of or inclusive of Supervisors) on the Board. The township's CPA firm agrees with the action to set up the trust. Supervisor Patterson said he'd like to see this move forward, finalizing within the next three months.

**OTHER BUSINESS**

There was a discussion about the recently run Ryan Race 5K held by students at the L-S School District. There needs to be more timely preparation. There was apparently an issue with a late notification or miscommunication regarding the need for Fire Police to direct traffic at the last minute. Ms. Warren mentioned the use of a temporary zoning permit can be used to gather the information of those in charge, and if they don't have their planning in order, no permit would be issued.

Supervisor Kauffman made a general comment about the overly generous treatment of developers during the planning stages. He would like to see them go through all the steps, making sure things are complete when they come to the Board. Supervisor Beers agreed.

**ADJOURNMENT**

With no other business to be conducted, the meeting was adjourned at 9:28 p.m.

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