

**WEST LAMPETER TOWNSHIP  
BOARD OF SUPERVISORS  
REGULAR MEETING OF MAY 9, 2022**

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 Randy Moyer, Geoffrey Beers, J. Richard Breneman and Randall Andrews. Township Manager Dee Dee McGuire, Chief of Police Brian Wiczkowski, Public Works Supervisor James Kreider, Community Development Director and Assistant Township Manager Amanda Hickman, Township Solicitor Josele Cleary and Recording Secretary Nancy Mellinger were also present.

**PUBLIC INPUT PERIOD**

No public comments were made.

**TEXT AMENDMENT HEARING-Retail Center Overlay in MSL District**

Applicant/Owner: Anil Jivani, Jyotsna Jivani and Willow Street Corner, LP

Property Location: 2504, 2506 and 2508 Willow Street Pike

Project Description: Applicants are seeking creation of Retail Center Overlay in MSL District.

Josele Cleary, Esq., attorney for the township, explained the procedures for the first hearing which is addressed to the Board of Supervisors in its legislative capacity. It is a request that the Board of Supervisors enact an ordinance to amend the Zoning Ordinance. The Pennsylvania Municipalities Planning Code, the state statute governing zoning requires that the Board of Supervisors conduct a public hearing prior to acting on any ordinance to amend the zoning ordinance. The public hearing is to gauge the support or opposition of the public to the proposed ordinance. Persons will be given the opportunity to speak, they will not be witnesses, nor will they be sworn or affirmed. There is no right to cross examine. The proposed ordinance has been advertised in accordance with the requirements of the Pennsylvania Municipalities Planning Code. It has been reviewed by Lancaster County Planning Commission and West Lampeter Township Planning Commission. The proposed ordinance has been available for public inspection. The request was submitted relating to amending the requirements of the Main Street Limited District. Applicants were present for the hearing and were represented by counsel. This is an amendment to the zoning ordinance and if the Board of Supervisors enacts the ordinance, it is not giving approval to any particular plan. The land owner will have to file plans if the land owner wishes to develop the property.

Ms. Sheila O'Rourke, of Gible Kraybill, and Hess LLP, attorney for the applicant, distributed exhibit packets. She stated the request is to create a Retail Center Overlay District in the Main Street Limited District. The Jivani's own three adjoining properties: 2504, 2506 and 2508 Willow Street Pike. These are located where Willow Street Pike divides into one-way streets. The zoning of the property is Main Street Limited. A Commercial Highway District adjoins the property to the west and south. An Office Technology Residential District borders the property to the east. She stated this is a fairly commercial area of the township. A hotel, restaurants, shopping centers, and drive-through facilities are located nearby. Photos were provided in the packet to show the commercial nature of the neighborhood. The site plan provided is not to be approved as part of this proceeding but applicant wanted to share with the Board the plans for this property. The plan is to combine the three existing properties into a single .95-acre lot. The existing buildings – two single family dwellings, built in the 1950's with no historical significance, and a convenience store would be removed. The property would be developed with a single commercial building, accessory fuel pumps would remain where they are presently located. The first floor of the building would be used for a convenience store with liquor license for "grab and go" alcohol sales and a Dunkin Donuts with drive thru facilities. The second floor would be used by three tenants: a barber, a spa, and wireless retailer. The drive thru is an essential part of the plan. It is in response to customer demand for contactless, safe food service and is a contractual requirement of Dunkin Donuts. This project has been in the works for more than three years. Ingress and egress have preliminarily been reviewed by PennDOT. The current version of the building is smaller, with safe traffic flow. It has been prepared with input from the engineer team and also with conversations with the township and the township's engineer. A conceptual rendering was shared. They have garnered community support for the project. A list of more than 250 signatures and twenty-six letters in support were included in the packet. The current building is a preexisting non-conforming use in the MSL District. The MSL does permit retail, restaurant, and

personal service uses but does not permit drive thru for either a retail or restaurant use. A previous rezoning request to change to Commercial Highway in 2020 was not approved. The suggestion was made to propose an Overlay District, which is a special zoning district placed over an existing zoning district. This allows a municipality to tailor zoning regulations to address specific land use issues. It is sanctioned by Section 605 of the Municipalities Planning Code, which authorizes additional classifications for certain specific reasons. Those include making transitional provisions at or near boundaries of zoning districts, regulating nonconforming uses, regulating major throughfares, their intersections and interchanges and also, it's noted that overlay zoning is appropriate to encourage innovation and the promotion of flexibility, economy and ingenuity in development and for the purpose of authorizing increases in the permissible intensity of a use, based on expressed standards and criteria. Presented is an ordinance for retail overlay to allow the multiple use for a building, planned group nonresidential uses. There are a number of limitations that ensure this zoning ordinance is very focused and narrow. Limitations include: limiting the building footprint to 5,000 square feet, permitted uses would be those uses already allowed in the MSL District, as well as, convenience stores and fuel pumps to the extent that they currently exist on the development site. It would not allow a new convenience store to go up. The ordinance would bring into conformity an existing convenience store as well as allowing uses already permitted in the MSL District as part of the development. Also allowed would be an accessory drive-thru. In the original ordinance presented, it was suggested that the overlay use be permitted by conditional use but the recommendation of Lancaster Planning Commission was that it be a use permitted by right. The rationale was that it would simplify the zoning ordinance and the use would already be subject to multiple performance criteria. Other features of the ordinance: common off-street parking facilities and storm water management facilities serving multiple uses. The RCO must adjoin a commercial highway district. There are two areas of MSL District in the Township. This one on Willow Street Pike and in Lampeter where the township building is situated. Because it is a requirement of the proposed ordinance that the property adjoin a commercial highway district, the only area the RCO would apply is on Willow Street Pike. Another requirement is 300 feet of road frontage along an arterial street. These requirements ensure this is a narrow and focused ordinance that will not have far reaching effects on the Township. Lancaster County Planning Commission recommends approval with one modification, that it be a use permitted by right rather than by conditional use.

Eleven people spoke in support, stating reasons such as: opportunity for development, good upgrade, likes Dunkin Donuts, owners give back to community and desire to support them, visitors to Willow Valley request Dunkin Donuts, in support of Dunkin Donuts, great addition, multiple businesses and jobs, and support for Mr. Jivani.

### **CLOSE PUBLIC HEARING**

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to close the Public Hearing on Text Amendment. The motion was approved unanimously, 5 to 0.

### **BOARD DISCUSSION**

Attorney Cleary reminded the Board that they could vote on the ordinance tonight or postpone the consideration until another meeting. This is directed to their legislative powers. They are under no compulsion to vote at all. Supervisor Breneman questioned Amanda Hickman, Director of Community Development, on the impervious coverage in Commercial Highway and RCO. He noted the request for coverage is 10% higher than what is allowed in Commercial Highway. When asked her thoughts on it, Ms. Hickman did not agree with the increase in coverage. It is still in the MSL District. She felt that it had built in some variances with the language used. Supervisor Hershey remarked on the number of activities going on within the space: gas pumps, convenience store, Dunkin Donuts, there is some stacking provided for, businesses on top floor. There is a lot of movement around the building. Also, there is movement in and out of the property. Safety is a concern. He expressed concern regarding the very narrow zoning request may be perceived as spot zoning. The signatures were gathered within the store. Supervisor Beers counted 45 names of supporters from outside of West Lampeter Township. He pointed out that not many properties would meet the 40,000 square foot lot size which would prevent the ordinance from being applied elsewhere. Supervisor Beers felt the ordinance was a significant request. He is supportive of what the applicant wants to do with his business. Supervisor Beers asked staff if it was the best, cleanest way to achieve the outcome. Ms. Hickman expressed she would rather see the RCO written in such a way that it would be applicable to

other areas. As written, it is very specific to MSL and this corridor. It could affect other single-family houses in the corridor. She is concerned about unintended consequences. The ordinance is written to accommodate the site plan for this property. Attention needs to be paid to the specific conditions written into the language. The site plan takes out to the maximum extent everything that is being proposed; parking five feet off the right of way, 5,000 square foot building, and 80% lot coverage. Supervisor Breneman stated the dimensional requirements are greater than what is allowed in the Commercial Highway District and are a turn off in his opinion. Also, side yard setback is less than Commercial Highway. Supervisor Hershey reminded everyone the Zoning Ordinance update is coming up.

Attorney Clearly told the Board that they are under no compulsion to amend the zoning ordinance but they have the right to do so if they feel that this is good policy. The applicant has no legal standard they must make; this request is addressed to policy. The proposed ordinance has been advertised such that it can be considered at the conclusion of the public hearing, which is now or any subsequent public meeting held within 60 days of the second legal advertisement.

Supervisor Moyer has concerns regarding traffic flows. Supervisor Andrews stated parking seemed too few for number of businesses.

John Schick, Rettew Associates, said two years have been spent working on driveway position with PennDOT. Supervisor Moyer commented on internal traffic flow being difficult to maneuver.

Supervisor Hershey asked if there was a restaurant in Dunkin Donuts or the convenience store. Dunkin Donut's will have seating inside. The convenience store must have seating for 30 and be able to serve food under the liquor code to sell beer.

The discussion was tabled pending further input from staff and professional sources.

A court reporter was not present for the text amendment hearing.  
Chairman Hershey called for a short recess at 8:11 p.m.  
The meeting resumed at 8:18 p.m.

### **CONDITIONAL USE HEARING -Willow Valley South Pointe**

Applicant/Owner: Willow Valley Communities

Property Location: 300 Willow Valley Lakes Drive

Project Description: Applicants are requesting a modification of an existing conditional use to expand the medical residential campus.

Josele Cleary, Esq., attorney for the township, explained the procedures for the Conditional Use Hearing, a quasi-judicial hearing, governed by the municipality's Planning Code and Township Zoning Ordinance. The applicant and Township's administrative staff are automatically parties to the Hearing. Other parties may seek to be parties to the Hearing. Party standing was explained. The Board will only consider evidence presented at the hearing in rendering its decision. In accordance with state law, a court reporter was present to maintain a stenographic record of the proceedings. There were no questions on procedure.

Exhibit 1 BOS is Proof of Publication of legal notice for this hearing.

Exhibit 2 BOS is an affidavit that the property was posted in accordance with the Pennsylvania Municipalities Planning Code and there are photographs of the posting.

Exhibit 3 is a letter that the township staff sent to the applicant's representatives notifying the applicant of the date and time of the public hearing.

Exhibit 4 is the letter from the township to the neighbors notifying them of the date, time, and place of the hearing. This hearing was originally scheduled for April 11, 2022 and it was continued at the public meeting on that date, until this evening. In order to address that matter, Rob Lewis, Kaplin Stewart, council for the applicant, confirmed on the record that the hearing commenced tonight is timely in accordance with the MPC, and that the Board of Supervisors will have 45 days after the close of evidentiary hearing to render a decision

In addition to the applicant and township staff, no person sought to be recognized as a party to the hearing.

Rob Lewis, Kaplin Stewart, representing Willow Valley Communities, identified exhibits in premarked volumes, to lay ground work for testimony to be presented in support to amend the previously granted conditional use approval for Willow Valley Communities South Pointe at Lakes. Applicant's Exhibits A1-A 8 were introduced. A-1 - two deeds covering three parcels, 271 through 275 Peach Bottom Road. The intention is to merge the three lots, which total a bit more than three acres with Willow Valley South Pointe at Lakes. They intend to build 9 single family cottage dwellings within their medical residential campus and repurpose the existing residence/building into an office as well as a community center/club house to serve the residents at South Pointe at Lakes and additional amenity space. A-2 - Application and Narrative. A-3 - February 11, 2019 Conditional Use Decision, A-4 - Land Development Plan Set, A-5 - Architectural Plans, A-6 - Traffic Impact Analysis, A-7 – C. V. of Craig Smith, RLA C.V., A-8 – C. V. of Jarred Neal, PE. Present tonight, in addition to Mr. Smith and Mr. Neal, are a representative of Willow Valley and Mr. Koch.

### **TESTIMONY**

Mr. Craig Smith was sworn in. Craig Smith, 53 W. James St, Lancaster, PA, is a licensed landscape architect in Pennsylvania. He affirmed the presented statement of his credentials is accurate. He affirmed that he is familiar with Willow Valley medical/residential campus and the properties that are the subject of this evening's hearing. The plans previously submitted were prepared by him or at his direction. He has previously testified before municipal bodies as an expert witness.

Supervisor Beers made a **MOTION**, seconded by Supervisor Breneman, to accept Mr. Smith as expert witness in the fields of landscape architecture and site design. The motion was approved, 4 in favor, 0 against, with 1 abstention, (Moyer, professional conflict).

Mr. Smith described the proposed plan to consolidate the three properties as part of the land development plan, the existing parking and access, and current driveways. The existing right in right out was a condition of a prior conditional use. Proposed are nine cottages, essentially the same type as the existing cottages in South Pointe, with recreation and amenity space. Included would be pickle ball court, bocce ball court, pavilion, plaza space, and fire pit to serve the needs of South Pointe, Willow Valley and guests. The south portion of the home will be used as a club house for the residents. The north portion will be used as office space for Willow Valley. Mr. Smith stated the existing access to Peach Bottom Road will be retained. The connection to the former Witmer house will be retained. Removable bollards would separate the office parking and amenity parking. Pedestrian access is created as part of the plan. Some grade issues will need to be accommodated. Willow Valley is a gated community and security is of importance. A gate currently exists and will be moved further west towards Peach Bottom Road. Other alternatives were discussed in developing this plan. Topographical challenges include: various elevations, retention basin, and retaining wall. Mr. Smith prepared the plans for the original Conditional Use Hearing in 2018/2019 and testified at the Conditional Use Hearing. He is aware that a medical/residential campus is a permitted use in accordance to the Zoning Ordinance under section 295-42 A 29 (prior CU cited paragraph 28).

Mr. Lewis stated the use being sought is permitted under section 295-42 A 29. In accordance with exhibit A-3, the Supervisors have already concluded that Willow Valley South Pointe at Lakes, satisfied all the general criteria for conditional use for a medical/residential campus in the R-1 district. Willow Valley Communities is seeking to amend that decision simply to include the additional facilities and property as was just described. The criteria for section 295-42 A 29 were reviewed and Mr. Smith affirmed compliance in regard to the proposed expansion. The Zoning Ordinance sets forth in section 285.17 that all conditional uses must satisfy the general criteria that are applicable, otherwise Special Exception criteria set forth in section 285.16.C apply. The record reflects that Mr. Smith testified to compliance with those criteria in 2018/2019 for the overall South Pointe Lakes expansion. In the decision of February 11, 2019, the Board found that South Pointe at Lakes satisfies the general criteria. The criteria were reviewed with respect as to how the proposed expansion would affect compliance. It was presented that South Pointe at Lakes and the proposed expansion satisfies compliance with the general zoning requirements applicable to this use. The land development plan was submitted concurrently and is in review. The expansion does not negatively affect other compliance the Board previously determined exists. The project complies with other applicable laws.

Traffic from proposed use will be handled in a safe and efficient manner, minimizing hazards and congestion. Proposed expansion will not harm surrounding residential neighborhood. The proposed expansion will not create a significant hazard for public health, safety or welfare. The plan is suitable for the site, taking into consideration impacts upon steep slopes, mature woodlands, floodplains, springs and other important natural features. There is no impact on agriculture with the proposed plan.

The Board of Supervisors and staff did not ask Mr. Smith any questions.

Mr. Jarred Neal was sworn in. Jarred Neal, 4000 Crums Mill Road, Harrisburg, PA, is a senior project manager and project engineer with Traffic Planning and Design, Inc. He has been employed by Traffic Planning and Design for over 16 years. Mr. Neal is a licensed Professional Engineer in Pennsylvania. He affirmed the presented statement, A-8, is an accurate representation of his education and professional credentials. He affirmed that he is familiar with Willow Valley medical/residential campus and the properties that are the subject of this evening's hearing. He was offered as an expert in traffic engineering.

Supervisor Beers made a **MOTION**, seconded by Supervisor Breneman, to accept Mr. Neal as expert witness in the field of Traffic Planning and Design. The motion was approved, 4 in favor, 0 against, with 1 abstention, (Moyer, professional conflict).

In the prepared booklet, A-6, is a Traffic Impact Study, which was prepared by Mr. Neal or at his direction. It is a lengthy document, only approximately 13 pages have been included in the booklet, consisting of the summary of the analysis and conclusions. In his analysis, he starts by identifying existing issues within the study area. A before and after or a with and without scenario of how the surrounding roadway network will function with the proposed development is part of the study. Traffic counts are conducted and geometric information is collected. In this study, Peach Bottom Road and Cultural Center Drive, which is the existing right in/right out driveway, Peach Bottom Road and Main Street/existing driveway intersections were included. The Trip Generator, a national standard manual by the Institute of Transportation Engineers, was used to estimate total vehicular trips. Capacity analysis and levels of service are looked at to understand how intersections will function with and without the development. Turn lanes, crash data and sight distance at existing driveways were reviewed as part of the study. Level of Service (LOS) is categorized by letters A-F. The intersections studied will operate overall at LOS A, with the worst movement being a LOS B, which is substantially very good. No substantial cueing is expected. No sight distance issues were identified. Traffic calming devices are already implemented, such as a raised intersection and right in/right out. Crash data was reviewed, no crash patterns were identifiable. The development will not adversely affect the local network. Having two relatively adjacent access points, which are both identified as existing access points during the study, did not pose safety concerns in the present or future. In Mr. Neals professional opinion, the expansion of South Pointe satisfies the general criteria for conditional use, traffic would be accommodated in a safe and efficient manner, minimizing hazards and congestion.

Supervisor Beers asked if the Planning Commission and ELA had the traffic study when preparing their comments. The study was not available at the time of comment. Supervisor Beers wondered if thought had been given to closing access to the lot from Peach Bottom Road and use signage to direct people. Mr. Lewis replied that several designs were considered but the plan presented meets the operational needs of Willow Valley. Gated access and office access were important components. Operationally it does not work to consolidate the two access points. The traffic study was performed to ensure the plan would work safely, now and in the future. Mr. Lewis was sworn in and reiterated his response.

Supervisor Hershey asked if the right in/right out works as intended. Mr. Neal felt that it works. Supervisor Hershey does not believe it works as intended, people are making left hand turns there. The right in right out condition was enacted when Willow Valley did not own both properties. Supervisor Andrews clarified the use of the divided parking lot. He also questioned the need for the triangle in the intersection. The triangle is in response to a year 2000 Condition decision. Supervisor Hershey feels the intersection is a safety issue which can be addressed now to benefit all residents and should be.

Mr. John Swanson was sworn in. Mr. Swanson is the CEO of Willow Valley Development Corporation. He had been associated with Willow Valley for 30 years and is thoroughly knowledgeable about Willow Valley. He stated everyone enters through gates, everyone is screened before entering the premises and visitors receive tags. During construction, this drive was allowed to be a full access intersection. Mr. Swanson said after the speed table was installed, the no left turn sign on Peach Bottom Road disappeared.

Supervisor Breneman commented that the traffic study is limited, only studying two points. Mr. Lewis said the analysis is focused to the comments received and shows the access is working safely. Supervisor Hershey noted the only comments on the design have been regarding the access, much time has been spent on defending the access plan. Mr. Lewis said they bumped from last month to make sure the issue was analyzed completely. He said they can't fix it, operationally they can't make it work and still meet everything else they need to meet. Supervisor Hershey asked for the reason they can't make it work. Mr. Lewis stated it was the need to separate the secure traffic from the non-secure traffic. Ms. Hickman asked how they are physically preventing outsiders from accessing the recreational area on foot; someone could still park in the front lot and walk to the back. Is the issue more so based on the business in the office space and the way the business is functioning? Mr. Swanson said, SmartLife, the Lifecare-at-Home program, will move from Lititz Pike back to campus. Staffing wise, it's six or seven people and some public access.

Supervisor Hershey asked if any discussion with ELA for possible solutions had occurred. Willow Valley has not spoken with Chuck Haley for input. ELA submitted a recommendation to the LCPC for a traffic study to be conducted. Mr. Swanson noted this condition has been in existence a long time. When the Witmer accounting office was there, traffic was coming in and out, the right in right out was operational; there is a long history with this condition existing. Reportable accidents have not been problematic. Historically, it has not created a safety issue. Supervisor Hershey asked if the triangle was built up, would it be better? Supervisor Breneman said it is used as emergency access and fire trucks roll over the lower triangle. Willow Valley is open to improvements to preclude the wrong movements as long as it is not an emergency service hinderance. Land development may address the issue as well.

#### **MOTION GRANTING CONDITIONAL USE APPROVAL-READ BY SOLICITOR JOSELE CLEARY**

I move that the Board of Supervisors of the Township of West Lampeter grant the application of Willow Valley Communities for conditional use approval of its application for an expansion subject to the following conditions:

1. Applicant shall file, obtain approval of, and record a subdivision and land development plan to join the property with the adjoining lot identified as Lancaster County Tax Account No. 320-29274-0-0000 and shall record a deed for the new single lot prior to the issuance of any permit to construct any structure on the property.
2. Applicant shall not expand the footprint of the existing structure from its present footprint.
3. Applicant shall in good faith propose improvements to the right in right out access of Cultural Center Drive to limit left turn movements during the subdivision and land development approval process and shall implement such approvals that are acceptable to the Township, or Applicant shall construct one full movement intersection with Peach Bottom Road unless Applicant can demonstrate that such access cannot be constructed, the single full movement access being the Township's preference. To the extent necessary, this condition is a modification of prior conditions and approvals requiring the right turn in right turn out access for Cultural Center Drive.
4. Applicant shall comply with all other applicable local, county, state, and federal laws, ordinances, and regulations.
5. Applicant shall reimburse the Township within 30 days of the date of any invoice issued by the Township for all legal, engineering, planning, and other fees, expenses and costs which the Township has incurred or hereafter incurs on any matter whatsoever pertaining to the Proposed Expansion including, but not limited to, the Application and this Decision, the Subdivision and Land Development Plan, and all applications for permits. The Township shall not be required to take any action relating to the issuance by the Township of any permits until all outstanding fees, expenses and costs have been paid.
6. Applicant shall at all times comply with and adhere to the representations contained in its Application and the evidence presented to the Board at the hearing held on May 9, 2022.

7. All conditions imposed by the Board shall be included as plan notes on any final subdivision or land development plan hereafter recorded for the Property.

8. Any violation of the conditions contained in this Decision shall be considered a violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Zoning Ordinance and the MPC.

9. The foregoing Decision shall be binding upon the Applicant and its successors and assigns.

### **MOTION**

Supervisor Beers made a **MOTION**, seconded by Supervisor Andrews, to approve the motion as read by Attorney Josele Cleary. The motion was approved, 4 in favor, 0 against, with 1 abstention, (Moyer, professional conflict).

### **MINUTES**

Supervisor Beers made a **MOTION**, seconded by Supervisor Andrews, to approve the Minutes of the Regular Meeting of April 11, 2022 as presented. The motion was approved unanimously, 5 to 0.

### **SUBDIVISION AND LAND DEVELOPMENT MATTERS**

#### **1. Comprehensive Plan-Resolution 14-2022**

Supervisor Moyer made a **MOTION**, seconded by Supervisor Breneman, to adopt the Comprehensive Plan. The motion was approved unanimously, 5 to 0.

#### **2. Letter of Credit**

##### **Reduction-Lloyd King**

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer to approve the Letter of Credit Reduction for Lloyd King as outlined in ELA's letter dated April 22, 2022. The amount of reduction is \$4,950.00 leaving a balance of \$5,500.00 to complete remaining work. The motion was approved unanimously, 5 to 0.

### **MONTHLY REPORTS**

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

##### **Surplus**

The surplus at the end of April 2022 totaled \$270,229, a decrease of \$200,715 from 2021. When making the comparison, after adjusting for the Cares Act funds and the IIC refund, the surplus *increased* from 2021 by \$109,251.

##### **Paying the Bills**

Supervisor Beers 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, 5 to 0.

#### **2. Public Works Report**

Mr. Kreider reported Village Park grass is holding up well. Drains are being installed at the top fields. The new employee is doing a good job. Previous employee C. Breneman is missed.

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

Chief Wiczowski announced the Special Olympic fundraiser is being held June 8, 2022, 4 p. m.-9 p.m. at Funk's Restaurant. Tips officers receive will be donated to the Special Olympics. A conditional offer of employment has been given to Jesse Blank. The department has seven in-car cameras. Five cameras are eight years old. Two cameras are four years old. After five years, the cameras are no longer supported by Watchguard. The server supporting the cameras was to be replaced this year. Due to the age of the cameras and server, Chief Wiczowski contacted Axon, the company which supports the body-worn cameras. They offer a cloud based, in-car camera. They can sync the in-car cameras and body-worn cameras together. It also has a license plate reader connected to the NCIC data base. At year one and five, new cameras are issued free. The cloud-based system would increase efficiency in providing information to investigating parties. There is a discount for purchasing the second

system from Axon. Cost of the new system would be \$16,000.00 per year, tiered \$8,250 this year, \$8,250 in February 2023, \$16,000 in year 2024, 2025, 2026, and 2027. Annual \$5,000 maintenance fee would be applied to the cost of the new system. The Friends of the Force agreed to cover the \$3,300.00 difference. Axon would install the system.

Supervisor Andrews made a **MOTION**, seconded by Supervisor Beers, to purchase the in-car cameras. The motion was approved unanimously, 5 to 0.

**4. Community Development Department Report**

Ms. Hickman reported the Groff Farm Flood Plain Restoration Project is ninety percent complete. Planting should start this week. Once complete, reimbursement from state will be sought. She recommended the Board consider changing the time or date for hearings. Hearings are separate from standard meetings. Efforts continue to bring into compliance the property on Beaver Valley Pike. Fish and Boat Commission are working on a Chapter 105 violation in the Township.

**5. Township Manager's Report**

Ms. McGuire reported \$372,373 was awarded from MPO for the Gypsy Hill/Long Rifle Road project. Daulton Trout memorial motorcycle ride has requested the fire police assistance in the township on June 25, 2022. The Supervisors approved the request. The first annual Family Movie Night- "A Bug's Life"- will be held on June 10, 2022 at the Village Park. Lancaster County has made ARPA funds available to municipalities for "one-time projects that will be transformational and benefit the taxpayers of Lancaster County". Approval to request funds for sidewalk installation on Village Road is requested. Board granted approval to submit request to the County.

**TOWNSHIP ADMINISTRATION MATTERS**

**1. Resolution 12-2022 – Deed of Dedication and Bill of Sale for Sanitary Sewer Facilities located in Village Park**

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer to adopt Resolution 12-2022. The motion was approved, 5 to 0.

**2. Resolution 13-2022 – Appoint Alternate Building Code Official**

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer to adopt Resolution 13-2022. The motion was approved, 5 to 0.

**3. Award 2022 Paving Contract**

Bids were received and opened April 28, 2022.

**PAVING**

COMPANY	TOTAL BID	
E.K. Services, Inc., New Cumberland	\$405,143.00	
Pennsy Supply, Harrisburg, PA	\$440,872.00	
New Enterprise Stone & Lime, Ephrata, PA	\$344,797.00	except Oil and Chip
Highway Materials, Flourtown, PA	\$364,806.00	except Oil and Chip
Martins Paving, Lititz, PA	\$ 72,345.00	only Oil and Chip

**STONE**

COMPANY	TOTAL BID	
County Line Quarry, Inc., Flourtown, PA	\$ 53,152.50	except R-5 and R-6
Pennsy Supply, Harrisburg, PA	\$162,280.00	

**BULF ASPHALT**

COMPANY	TOTAL
Highway Materials, Flourtown, PA	\$ 72,115.00

Supervisor Moyer made a **MOTION**, seconded by Supervisor Andrews to award the Paving contract to the lowest bidder E. K. Services, Inc, small aggregate to County Line Quarry, Inc, R-5 & R-6 Rip Rap to Pennsy Supply, Inc. and FOB asphalt to Highway Materials, Inc as

indicated on J. Kreider's Memo dated May 3, 2022. The motion was approved unanimously, 5 to 0.

**OTHER MATTERS**

None.

**ADJOURNMENT**

With no other business to be conducted, the meeting was adjourned at 10:29 p.m.

Respectfully Submitted,  
Denielle L. McGuire, Assistant Township Secretary-Treasurer