

**WEST LAMPETER TOWNSHIP
BOARD OF SUPERVISORS
MEETING OF SEPTEMBER 11, 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 Randy Moyer, Geoffrey Beers, J. Richard Breneman, and Randall Andrews. Township Manager Dee Dee McGuire, Public Works Supervisor Ryan Martin, Township Engineer Charles Haley ELA Group, Inc., Planning/Zoning Officers Michele Neckermann and Kim Yepremian, and Recording Secretary Nancy Mellinger were also present. Police Chief Brian Wiczkowski was absent.

A moment of silence was observed in memory of September 11, 2001.

Ms. Dee Dee McGuire was presented a vase, engraved with the Township logo, in recognition of her fourteen years of service to the Township. She will be retiring when a new Township Manager is selected.

PUBLIC COMMENT

Mark Sellers, 92 Apple Blossom Drive, addressed his concern regarding brake retarders and the noise created on Lampeter Road in front of the Apple Croft Development. He asked the Board to consider moving the signage along Lampeter Rd. The sign on Lampeter Road coming from Penn Grant Road and before the square reads, "Brake retarders prohibited next ¾ mile". Mr. Sellers requested it be changed to one mile, ending just past Pioneer Woods Apartments. Supervisor Barry Hershey and Township Manager, Dee Dee McGuire explained Lampeter Road is a state road and the state designates where the signs are to be placed. The state conducts a study, gives the exact parameters and also what the sign should look like. Supervisor Hershey said that they would bring the concern to the state.

Judy Boyd, 1847 Rockvale Road, questioned the progress of Grouse Pointe development. The project needs to go through the land development process. It was suggested that Ms. Boyd watch the agendas or contact the Township office for further updates. The project has not submitted plans. She is concerned about the proposed round-a-bout for Strasburg Pike and Rockvale Road. It may be approved but it is not an improvement. She would like to see a traffic light at the intersection. Ms. Boyd expressed her thanks to Ms. McGuire for her service to the Township.

MINUTES

Supervisor Beers made a **MOTION**, seconded by Supervisor Moyer, to approve the Minutes of the Regular Meeting of August 14, 2023 as presented. The motion was approved, 4 in favor, 0 against and 1 abstention (Breneman absent).

Supervisor Breneman made a **MOTION**, seconded by Supervisor Andrews, to approve the Minutes of the Work Session of September 6, 2023 as presented. The motion was approved, 4 in favor, 0 against and 1 abstention (Moyer absent).

PLANNING MATTERS

1. Condition Use Hearing-WL2023-CU-001 Smucker Welding

Conditional Use Hearing was withdrawn at the request of the applicant.

Supervisor Moyer made a **MOTION**, seconded by Supervisor Breneman, to postpone the Conditional Use Hearing for Smucker Welding until October 9, 2023. The motion was approved unanimously, 5 in favor, 0 against.

2. Text Amendment Decision-WL2023-TZA-001 SouthPointe

Ordinance 269-AN ORDINANCE AMENDING CHAPTER 285 OF THE CODE OF ORDINANCES OF WEST LAMPETER TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA AMENDING SECTION 285-42.A.29.j TO PERMIT A MAXIMUM BUILDING HEIGHT FOR A MEDICAL RESIDENTIAL CAMPUS (MRC) OF 60 FEET IN THE R-1 RESIDENTIAL ZONING DISTRICT.

Applicant: Willow Valley Communities

Project Description: The Applicant proposes a text amendment that would allow an increase in building height in the R-1 zoning district of a Medical Residential Campus.

Text Amendment Hearing was held on August 14, 2023.

Rob Lewis Esq., Kaplin Stewart, attorney for the Applicant, was present for the decision.

Supervisor Beers made a **MOTION**, seconded by Supervisor Breneman, to adopt Ordinance Number 269 amending Section 285-42.A.29.j of the Zoning Ordinance to permit maximum building height for a Medical Residential Campus of 60 feet in R-1 Residential Zoning District.

The motion was denied, 2 in favor (Beers, Breneman), 2 against (Hershey, Andrews), and 1 abstention (Moyer, professional conflict).

3. Agreement-Holding Tank-1906 Bridge Road

Ms. Neckermann explained that this was a standard holding tank agreement including escrow in the event the tank is not pumped.

Supervisor Moyer made a **MOTION**, seconded by Supervisor Beers, to move that the Chairman or Vice Chairman be authorized to execute the holding tank agreement for 1906 Bridge Road. The motion was approved unanimously, 5 in favor, 0 against.

4. Agreement & Financial Security-WL2023-FP-002 Dustin Martin

Ms. Yepremian noted the documents before the Board which included the ELA Review of Cost Estimate, the Developer's Agreement, Escrow Agreement, and Stormwater Agreement. She noted this was the last step before they record plans.

Supervisor Beers made a **MOTION**, seconded by Supervisor Andrews, to move the Chairman or Vice Chairman be authorized to execute the agreements for the 1906 Bridge Road approved plan and Township accept the financial security in the amount of forty-five thousand two hundred dollars (\$45,200.00). The motion was approved unanimously, 5 in favor, 0 against.

MONTHLY REPORTS

1. Community Development Department Report

Ms. Neckermann reported several plans were recorded and several new projects were received. The decision for Eshelman Mill Road solar project will be issued at the Zoning Hearing Board meeting this week. On-lot inspections have sixteen passes and one fail. The owners of the failed system have contacted the SEO and are working on solutions. A new septic system has been added for 615 Otsu Road. Smucker Welding should be submitting a planning module shortly. Country Meadows has denied connection to E. G. Stoltzfus and Grouse Pointe development; legal actions are being taken. Letters are being sent to residents affected by the changes in the proposed Zoning Ordinance. A project discussion was held with Meadia Height Golf Course regarding a new club house and maintenance building. There are several outstanding property maintenance and zoning actions that will go before the judge. One new property will be posted due to having the water shut off by the city. Supervisor Hershey mentioned a letter received from the Willow Street Lions Club. Ms. Yepremian replied she would call them and that the new owners asked for the removal. Chelsea Loop shed is on property line and it was placed in line with neighboring sheds. It is not off the property line. Supervisor Hershey will tell the owners to call Ms. Yepremian to discuss the issue.

2. Treasurer's Report

Revenues

Revenue for the period ending August 31, 2023 totaled \$5,787,665, increasing \$363,859 from 2022.

Expenditures

Expenditures for the period ending August 31, 2023, totaled \$3,911,834, increasing \$201,027 from 2022.

Surplus

The surplus at the end of August 2023, totaled \$1,875,831, increasing \$162,832 from 2022.

Preparation for the 2024 budget is underway. The first budget meeting is Monday, October 16, at 6:00 p.m.

Paying the Bills

Supervisor Moyer made a **MOTION**, seconded by Supervisor Andrews, 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 in favor, 0 against.

3. Public Works Report

Ryan Martin comes to the Township with nineteen years of experience at Warwick Township. He began his employment on August 28, 2023. He reported a resident has requested no parking signs for Bank Barn Lane, in front of Sugar Plums and Tea. The resident expressed safety concerns when vehicles are parked along both sides of the roadway. This section of roadway is twenty feet wide. Township Engineer, Chuck Haley, reminded the Board that the development has four "dry hydrants" for fire department use, one of which is in this area. Mr. Martin will compile prices.

4. Police Report

No discussion occurred.

5. Township Manager's Report

Ms. McGuire presented a letter from a Southgate resident who would like the two-acre park made into quality athletic fields. Ms. McGuire said if this is something the Board would choose to do, it could be discussed at a budget workshop. Supervisor Beers did not recall a promise for active recreation. Many of the neighborhood parks are designed for passive recreation. The donor monument is installed at Village Park. Lampeter Strasburg School District requested comments on the sale of Strasburg Elementary School to be turned into apartments. The Board had no comment. Strasburg Borough has requested assistance from Willow Street Fire Police for the parade on October 26, 2023; approval was granted. Ms. McGuire presented additional information on collection of past due balances on trash accounts. A resolution designating a staff member to represent the Township at hearings to take debt claim action against delinquent individuals would be necessary. The statute has a six-year limit; anything prior to six years would not be actionable. On any account older than six years, we have a lien on the property. A civil complaint can be filed against the property owner which would go before the District Justice (DJ). If a judgement is issued, the solicitor would file it with the Prothonotary Office. The DJ could choose to set up a payment plan or change the total amount due. A constable could be hired to serve the complaints.

TOWNSHIP ADMINISTRATION MATTERS

1. Acknowledge PMRS Minimal Municipal Obligations (Police & Non-Uniform Pensions) for 2024

The Board of Supervisors acknowledged that based on the projected 2023 payroll, the 2024 Minimum Municipal Obligation for the Police Pension Plan is \$199,318.78 and the Non-Uniform Plan is \$99,817.84.

OTHER BUSINESS

None.

ADJOURNMENT

The meeting reconvened and with no other business to be conducted, the meeting was adjourned at 7:51 p.m.

Respectfully Submitted,

Denielle L. McGuire, Assistant Township Secretary-Treasurer