

**LANCASTER TOWNSHIP BOARD OF SUPERVISORS  
NOVEMBER 18, 2019 MEETING MINUTES**

The Lancaster Township Board of Supervisors meeting was called to order by Chairman Plesniak at 6:05 pm. Those in attendance were Supervisor Dennis Kerr, Supervisor Kris Kniess, Township Manager Ben Kramer, Secretary-Treasurer, Chrissy Senft, Township Solicitor Chris Reese, Township Engineer Tom Thompson, Connie Domhoff, Randy Anno, Jay Wack, Kathy Ligday, Mary Ann Brill, Bob Beran, Eric Dougherty, Mark Jeffries, George & Shirley Wagner, George Coholich, Daniel Cox, Frank Noland, Mark Butler, and Debbie Scott.

**MEETING MINUTES AND TREASURER'S REPORT**

Supervisor Kniess made a motion to approve meeting minutes from the October 21, 2019 Board of Supervisors Regular Meeting, motion was seconded by Supervisor Kerr. and passed by a majority vote. VOTE: Kniess, Kerr, Plesniak – YES

Motion was made by Supervisor Kniess to approve the November 7, & November 13, 2019 Lancaster Township Board of Supervisors Budget Meeting Minutes.

Motion was made by Supervisor Kniess to approve the treasurer's report dated October 18 – November 13, 2019, motion was seconded by Supervisor Kerr and passed by a majority vote. VOTE: Kniess, Kerr, Plesniak – YES

**SUBDIVISIONS AND LAND DEVELOPMENTS**

1. Immediately following this Board of Supervisors meeting, there will be a brief recess followed by the MHB Real Estate Holdings, LLC Conditional Use Hearing to review the Conditional Use Application for MHB Real Estate Holdings to operate a heavy equipment sales and service center at parcels to be consolidated into the existing operation at 322 Perry Hwy.
2. **Arden Wood Letter of Credit Reduction(S)** – A motion was made by Supervisor Kniess to approve the Arden Wood requested reductions in their letter of credit for work performed to date. Release amounts requested as follows:

A. Arden Drive Release 5	\$94,441.63
B. Arden RCAP	\$216,941.05
C. Arden Multi Modal Transportation:	\$166,311.35

Motion was seconded by Supervisor Kerr and passed by a majority vote. VOTE: Kniess, Kerr, Plesniak – YES

3. **Zoning Hearing Board** - The Zoning Hearing Board of Lancaster Township will convene on Monday, November 25<sup>th</sup> at 6:00PM to review the variance request application submitted by Brennan Plantations I. This variance request seeks the following relief:
  1. **502(E)(1) – Relief from minimum 1-acre lot size**
    - a. **502(E)(1)** –This would impact 17 lots in the Brennan Plantations development and would increase the number of lots by 7 total. Phase II would consist of 24 lots, rather than 17. The previously approved recorded plan requires a minimum lot size of 40,000 square feet or stated as, .91 +/- acres.
      - i. Two lots would be approximately 36,000 square feet. (+/- 0.82 acres)
      - ii. Four lots would be approximately 30,000 square feet. (+/- 0.69 acres)
      - iii. All remaining lots in the plan would be a minimum of the PREVIOUSLY approved 40,000 square foot minimum (+/-0.92 acres)
  2. **502(E)(3) – Relief from minimum building lot width of 150 feet**

- a. **502(E)(3)** – The proposal includes reducing the lot size of to no less than 120 feet and impacts 20 of the total 43 home sites in Brennan Plantations. As outlined in item 1 below \*all other lots still maintain a minimum lot size of 40,000 square foot from the PREVIOUSLY approved plan.
  - i. Four lots would be reduced to 140 feet\*
  - ii. Five lots would be reduced to 130 feet
  - iii. Ten lots would be reduced to 120 feet

#### **COMMITTEE REPORTS**

**Zoning & Land Use:** 4 building permits were issued, 3 Single family homes and one addition.

**Police Department:** See copy of UCR reports and vital statistics.

**YTD 2019: 1952**

**YTD 2018: 1620**

**Month to Date: 87**

**October 2019: 120**

**Road Department:** Weekly reports have been provided via email.

**Historical Records Committee:** Kathy Ligday gave a brief recap of Old Home Day. 58 people were in attendance to celebrate Old Home Day's 20<sup>th</sup> anniversary.

#### **OLD BUSINESS**

1. **Comprehensive Plan** – There will be another Public Input meeting for the Vision 2030 Comprehensive Plan. The Public Input meeting will occur at 6PM on December 3<sup>rd</sup>. Postcards and large flyers have been being distributed since November 3<sup>rd</sup>.

#### **NEW BUSINESS**

1. **Resolution 2019 – 11**- A motion was made by Supervisor Kerr to approve Resolution 2019-11, prepared to allow for application to the Pennsylvania Department of Community & Economic Development for the 2020 Small Water & Sewer Grant Program for a 15% match of a proposed grant not to exceed a \$30,000 match by the Township of Lancaster. Motion was seconded by Supervisor Kniess and passed by a majority vote. VOTE: Kerr, Kniess, Plesniak – YES
2. **General Code – CODIFICATION ORDINANCE 108**- A motion was made by Supervisor Kniess to approve the Notice of Code Adoption Ordinance. Approving the Code Adoption Ordinance will permit the Solicitor to publish the Notice of Intent to complete the Codification at the January 6, 2020 Board meeting. A hearing will immediately follow the 2020 Organizational Meeting. Motion was seconded by Supervisor Kerr and passed by a majority vote. VOTE: Kniess, Kerr, Plesniak – YES
3. **2020 Budget of the Township of Lancaster** – A motion was made by Supervisor Kniess to advertise for adoption the proposed budget as prepared and reviewed. Once advertised the 2020 Budget can be adopted at the December 16, 2019 Board of Supervisors meeting. The budget will be available for public review for 20 days, an advertisement as such will be published in the Butler Eagle and the budget will also be available on the Township website. Motion was seconded by Supervisor Kerr and passed by a majority vote. VOTE: Kniess, Kerr, Plesniak - YES

4. **Personnel** – A motion was made by Supervisor Kerr formally accept the resignation of Tom Wearing effective, November 22, 2019 with regret. Motion was seconded by Supervisor Kniess and passed by a majority vote. VOTE: Kerr, Kniess, Plesniak – YES

With no additional business to be brought before the Board, a motion was made to close the Board of Supervisors meeting at 6:21 pm by Chairman Plesniak and was seconded by Supervisor Kniess.

Respectfully submitted:

Christina M. Senft  
Secretary/Treasurer

Draft Minutes - NOT APPROVED