

West Earl Township Board of Supervisors, 157 West Metzler Road, Brownstown, PA 17508

In Attendance:

Chairman:	Harold Keppley, Jr.	Member:	Richard Stover
Vice Chairman:	John Ford	Secretary/Manager:	Patrick Barrett
Member:	Dale Wissler		

Member Russell Ressler was absent.

Call to Order

Chairman Keppley called the January 25, 2010 organizational meeting to order at 7:05 p.m.

Public Comment/Guests

Bill Bashore, Eagleview Estates Lot #246 access agreement – The Board reviewed the access agreement prepared by Josele Cleary. This agreement provides guidelines for the homeowners association of Eagleview Estates to follow when accessing Lot #246. The Board also reviewed a plot plan for Lot #246. Mr. Bashore said that the homeowners association has already executed the agreement and all that's needed is the Board's approval on the agreement. Moved by Vice Chairman Ford, second by Member Wissler to sign the access agreement for Lot #246 in Eagleview Estates. Motion approved unanimously. Mr. Bashore will bring in the mylars for the Board and the Planning Commission to sign. Mr. Bashore asked if he would get his maintenance bond back now. Chairman Keppley said that if this was the only outstanding issue then the bond would be released. Mr. Bashore will provide a financial security release request in writing.

Approval of Minutes

Member Stover noted a mistake on page 3 of the January 4, 2010 minutes. Under Russell Ressler's comments "to officers" should be changed to "too many officers". Moved by Vice Chairman Ford, second by Member Stover to approve the January 4, 2010 organizational meeting minutes as corrected. Motion approved unanimously.

Moved by Vice Chairman Ford, second by Member Wissler to approve the January 13, 2010 joint meeting minutes as presented. Motion approved unanimously.

Subdivision/Land Development

East Lampeter Township Zoning Ordinance Amendment Petition – Chick-fil-A, Inc. has requested that the zoning of a portion of land in East Lampeter Township be changed from R-2 to C-2. The Board reviewed the amendment petition from Chick-fil-A to determine if the change would be consistent with the Conestoga Valley Joint Comprehensive Plan. Moved by Vice Chairman Ford, second by Member Stover to find the amendment petition generally consistent with the Conestoga Valley Joint Comprehensive Plan. Motion approved unanimously.

Joint official map – The Board reviewed information about creating a joint official map. Mr. Barrett said that he believes that a joint official map is a good idea but is wondering how difficult it would be to amend. Chairman Keppley believes that West Earl should come up with an official map before creating a joint official map with other municipality. Vice Chairman Ford expressed concerned about the cost to create a map and also questioned how useful it would be. The Board decided to discuss the matter further at the CV joint comp. plan meeting scheduled for Tuesday, January 26, 2010.

New Business

Trash exemption request from Reuben & Mary Oberholtzer – Moved by Chairman Keppley, second by Member Wissler to deny the exemption request because the application is incomplete. Motion approved unanimously.

Public Works Director Report

In addition to his written report, Mr. Houser reported the following information:

- The west main street bridge will be closed for construction starting in February. Mr. Houser doesn't know how long it will be closed and has concerns about the closure affecting the sewer project construction. Mr.

Houser is waiting for more information about the bridge closure.

- A representative for the upcoming MS bike ride will be attending the February 22, 2010 meeting to provide the Board with information about the ride.
- The county fire convention will be held at the Bareville fire company in June and there will be a parade. There will be a lot of detour routes through the Township during the parade.

Manager's Report

- **CV Joint Meeting** - Mr. Barrett distributed copies of the minutes from the last CV joint meeting along with a handout from Ralph Hutchison for the Board to review.
- **Rich Hurst** spoke to Mr. Barrett about the recent zoning ordinance amendment petition that he submitted and the resulting costs. Mr. Hurst would like the Township to pay half of the costs for the amendment. Moved by Member Stover, second by Vice Chairman Ford not to pay any portion of the bills resulting from Richard Hurst's zoning amendment process. Motion approved unanimously.
- **330 S. State Street** – Mr. Barrett received a complaint from the tenants about the conditions of the house. As a result, Mr. Barrett asked Randy Maurer to take a look at the house. The Board reviewed pictures that Mr. Maurer took during his inspection of the house. The Board also reviewed a notice of violation of the Township's nuisance ordinance drafted by Josele Cleary based on Mr. Maurer's inspection. The Board discussed several of the items in the notice including the unsafe conditions of the balcony, an open electrical panel and the accumulation of rubbish in the basement. Chairman Keppley said they he doesn't believe the Township should be a mediator between landlord and tenant but should address any unsafe conditions that may exist at the property. Vice Chairman Ford said that the notice from Ms. Cleary could be toned down and sent to the owners of the property. Moved by Chairman Keppley, second by Member Wissler to retain the following items in the Notice of Violation of the Nuisance Ordinance – the rotted roof on the second floor balcony, the accumulation of rubbish in the basement and the open electrical panel with exposed live electrical parts. All other items mentioned in the notice will be removed and the notice sent to the homeowner. Motion approved unanimously.
- **Ridge Properties** – Mr. Barrett provided the Board with additional information about Ridge Properties, Lot #1 & #2 which was discussed at a previous meeting. Mr. Barrett sent a letter to Ridge Properties notifying them that their plan for Lot #2 was disapproved because the conditions were not met, however, if Ridge Properties would decide to go ahead with Lot #1 and met all the conditions they would be able to do so for up to 5 years.
- Mr. Barrett requested an executive session at the end of the regular meeting to discuss a personnel issue.
- Mr. Barrett will be taking some time off next week but will be available by his Nextel.

Payment of Bills

Moved by Member Wissler, second by Member Stover to pay the bills as presented. Motion approved unanimously.

Supervisors' Comments

John Ford – Vice Chairman Ford told Jim Houser that he did a very good job with the agreements for the Talmage project. Vice Chairman Ford also congratulated the Sewer Authority on saving \$210,000+.

Dale Wissler – Member Wissler asked the other Board members when ideas for the compost site would be discussed. Member Wissler said he was thinking that maybe only West Earl would have access to the compost site after the new system is installed. Vice Chairman Ford and Chairman Keppley would like Upper Leacock Township to have access to the compost site right away after the new card and gating system is installed. Discussion followed relating to the new card system. Jim Houser will work with Member Wissler and Mr. Barrett to get a bid together for the card system.

Harold Keppley – The next fire company meeting will be February 9, 2010 at 7pm at the West Earl Fire Company. Member Wissler and Vice Chairman Ford will attend the meeting this time.

The Board entered executive session at 9:21 p.m.

The Board returned to their regular session at 10:04 p.m.

Moved by Member Stover, second by Member Wissler to extend an offer of employment to Bruce Frymyer. Motion approved unanimously.

Adjournment

Moved by Vice Chairman Ford, second by Chairman Keppley to adjourn the January 25, 2010 meeting at 10:06 p.m. Motion approved unanimously.