

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

In Attendance:

Chairman:	David Thornton	Member:	Dale Wissler
Vice Chairman:	John Ford	Roadmaster:	Neil Stoltzfus
Member:	Keith Kauffman	Manager/Secretary:	Jenna Seesholtz
Member:	Harold Keppley, Jr.		

Others present: Steve Gergely-Harbor Engineering, Richard R. Weik-130 E. Main Street, Brenden Curry-LNP, Josh Brengel-Lancaster Civil Engineering, Kevin Zimmerman-Zimco.

Call to Order

Chairman Thornton called the July 25, 2022 regular meeting to order at 7:00 p.m.

Approval of Minutes

**July 11, 2022 Meeting Minutes** – Vice Chairman Ford noted that the executive session the Board held, with the Township Solicitor, prior to the July 11, 2022 meeting should be added to the meeting minutes. Moved by Vice Chairman Ford, second by Member Kauffman to approve the July 11, 2022 regular meeting minutes as amended. Motion approved unanimously.

Public Comment

**None**

Special Business

1. **Advertise Stormwater Ordinance Revisions** – Moved by Member Wissler, second by Vice Chairman Ford to advertise the Stormwater Ordinance Revisions for adoption in August 2022. Motion approved unanimously.
2. **Stormwater Ordinance Violation approval** – Moved by Member Keppley, second by Member Wissler to authorize the Code Enforcement Officer to issue a stormwater violation notice. Motion approved unanimously.

Subdivision/Land Development Review

1. **Fairmount Homes Financial Security Release** - Moved by Vice Chairman Ford, second by Member Keppley to release the financial security for Fairmount Homes in the amount of \$5,175. Motion approved unanimously.
2. **Zimco Partners, LP, 64 Cocalico Creek Road** – Final lot add-on and land development plan. Proposing a 20,000 sq. ft. addition to existing 55,462 sq. ft. building on newly created 6.36 acre lot.
  - **Waiver of 155-9 Preliminary Plan** – Moved by Vice Chairman Ford, second by Member Keppley to approve a waiver of the preliminary plan requirements. Motion approved unanimously.
  - **Waiver of 155-21.B Plan Scale** – Moved by Vice Chairman Ford, second by Member Kauffman to waive the plan scale requirements. Motion approved unanimously.
  - **Modification of 155-32.A(1) Concrete Monuments** – Moved by Member Keppley, second by Member Wissler to grant a modification of the concrete monuments requirements and allow the applicant to install 2 concrete monuments and 1 iron pin on the property. Motion approved unanimously.
  - **Waiver of 149-34(G) Stormwater Pipe Capacity** – Moved by Member Kauffman, second by Vice Chairman Ford to waive the stormwater pipe capacity requirements. Motion approved unanimously.
  - **Waiver of 149-37.C(1)(a)[4] of Minimum Pipe Diameter** – Moved by Member Wissler, second by Member Kauffman to approve a waiver of the minimum pipe diameter requirements. Motion approved unanimously.
  - **Waiver of 149-43.M(7) Existing Features within 200 feet** – Moved by Chairman Thornton second by Member Keppley to grant a waiver of showing the existing feature within 200 feet. Motion approved unanimously.
  - **Deferral of 155-23.C(1) & 155-32.B(1) Minimum Cartway Width & Roadway Widening** – Moved by Vice Chairman Ford, second by Member Keppley to grant a deferral of the requirement to widen the roadway contingent upon the execution of a deferral agreement in a form acceptable to the Township Solicitor. Motion approved unanimously.

- **Deferral of 155-32.D Sidewalks** – Moved by Member Keppley, second by Vice Chairman Ford to grant a deferral of the requirement to add sidewalks contingent upon the execution of a deferral agreement in a form acceptable to the Township Solicitor.
  - **Plan Approval** – Moved by Vice Chairman Ford, second by Member Wissler to grant plan approval contingent upon all items listed in the Township Engineer's review letter dated July 11, 2022 being satisfied. Motion approved unanimously.
3. **Glenn Rissler project time extension** – Moved by Member Keppley, second by Vice Chairman Ford to add the Glenn Rissler time extension to the July 25, 2022 meeting agenda. Motion approved unanimously. Moved by Member Keppley, second by Member Wissler to accept the Glenn Rissler project time extension to September 26, 2022. Motion approved unanimously.

#### Old Business

1. **East Main Street Project** – Roadmaster Stoltzfus reported that the remediation for the project is mostly complete. He said there are 3 items he would like some direction on from the Board. What materials should be used to fill the bump-outs, how to fix the steps at 138 E. Main, and placement of mailboxes. The Board discussed using landscaping stones in the bump-outs. Member Keppley said the Board should know how the post office will handle mail delivery before the Board makes a decision on mailboxes.

#### New Business

1. **Hands On House Race** – Saturday, September 4, 2022. Moved by Vice Chairman Ford, second by Member Kauffman to authorize the event and the use of Fire Police to help with traffic control and safety. Motion approved unanimously.
2. **Zoning Ordinance Revisions** – Manager Seesholtz provided some zoning revisions to the Board. The Board directed the Manager to move forward with the revisions and have the Solicitor review them.
3. **Knoll Dwelling Agreement** – 226 Fallowfield Drive. Moved by Member Keppley, second by Member Wissler to sign the Knoll Dwelling Agreement. Motion approved unanimously.
4. **Police Policy and Procedures Approval** – Moved by Member Wissler, second by Member Kauffman to add the Police Policy and Procedures to the agenda. Vice Chairman Ford noted several grammar and spelling errors in the agreement. Moved by Vice Chairman Ford, second by Chairman Thornton to table the matter until the next meeting. Members Wissler and Keppley opposed the motion. Motion passed with a 3 to 2 vote.
5. **Bobcat Quote** – Moved by Vice Chairman Ford, second by Member Kauffman to add the Bobcat quote to the agenda. Motion approved unanimously. Manager Seesholtz explained that the Township received an invoice from Bobcat that is \$3,000 more than the original quote (\$50,000) that was approved by the Board and signed by Seesholtz. The Manager said that John Enck signed a second quote that was for the higher amount, but was not authorized to do that. The Board directed Manager Seesholtz to personally take the \$50,000 signed check to Bobcat on Tuesday and ask them for an explanation for the higher charges.

#### Financials

1. **Payment of Bills** – Moved by Member Keppley, second by Chairman Thornton to pay the bills as presented. Motion approved unanimously.
2. **Budget vs Actual** – For the Board's review.
3. **Treasurer's Report** – Moved by Vice Chairman Ford, second by Member Kauffman to accept the Treasurer's Report. Motion approved unanimously.

#### Reports

1. **Zoning Officer's Report** – None
2. **Manager's Report**
- Univest has a new money market account that is offering 1.75% interest. The Manager said she could call PLGIT to see if they would match that interest rate.
  - The next Fire Company meeting is scheduled for Wednesday. Member Kauffman and Vice Chairman Ford were on the schedule to attend. The Board asked the Manager to see if that meeting can be re-

scheduled.

3. **Code Enforcement Officer's Report** – None

4. **Roadmaster's Report**

- Roadmaster Stoltzfus received 2 quotes for East Main Street work. \$9,972 to pave the driveways and \$3,970 to finish
- The dump truck window was leaking and was taken to a body shop for repair. It was discovered that the truck has a used roof on it. The cost to make repairs is \$2,902.61.

Public Comment

**Richard Weik, 130 E Main Street** – Mr. Weik asked about the differing widths of the new sidewalks and speeding on East Main Street.

Supervisors' Comments

**David Thornton** – Reminded everyone that next Tuesday is National Night Out and encouraged everyone to attend.

Manager Seesholtz requested an executive session at the end of the meeting to discuss real estate matters.

Action Items

- Deliver check to Bobcat.
- Reschedule the Fire Company Meeting

The Board took a brief recess at 8:53 p.m. and entered executive session at 8:55PM.

The Board returned to their regular session at 9:08PM.

Adjournment

Moved by Vice Chairman Ford second by Member Keppley to adjourn the July 25, 2022 regular meeting at 9:08PM. Motion approved unanimously.

Respectfully Submitted by:

Sara Service  
Zoning Officer