

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

In Attendance:

Chairman:	John Ford	Manager/Secretary:	Jenna Seesholtz
Vice Chairman:	Keith Kauffman	Roadmaster:	Neil Stoltzfus
Member:	Butch Keppley	Police Chief:	Chief Eric Higgins
Member:	David Thornton	Code Enforcement:	Brian Brandt
Member:	Jennifer Prunoske		

Others present: Dale Peachey of 136 Cornerstone Way, Jeff Bowlby of Trimble Surveyors, Austin Rhoads of Trimble Surveyors, James Martin, John and Karen Stauffer of 151 Pleasant Valley Road, Jay Buch of Brownstown

Call to Order

Chairman Ford called the May 8, 2023 regular meeting to order at 7:05 p.m.

Approval of Minutes

- **April 24, 2023 Meeting minutes** – Moved by Member Keppley, second by Member Prunoske to approve the April 24, 2023 meeting minutes with amendments. Motion approved unanimously.

Public Comment

None

Special Business

1. **Resolution 2023-20 – Appointment of Dave Lugg to the Water Authority:** Moved by Member Keppley, second by Kauffman to approve Resolution 2023-20 – Appointing Dave Lugg to the Water Authority for a term to end December 31, 2027. Motion approved unanimously.

Subdivision/Land Development

1. **James & Alma Martin Final Subdivision and Lot Add-on Plan: Road Widening Requirement:** Jeff Bowlby and Austin Rhodes of Trimble Surveyors spoke on behalf of their clients. Bowlby requested the Board of Supervisors reconsider the conditional approval granted at the April 24, 2023 meeting that the Martin's complete road widening that may cost up to \$45,000 as part of the subdivision. Bowlby noted that the Martin's would grant the full right of way but they are not interested in completing the road widening as part of the subdivision. Requiring road widening would allow the Township to deal with some water issues that are undermining the roadway on Pool Road. The Martin's granted an easement to Eagleview that allows water from the subdivision to be disbursed on their property. The Board asked the engineer to add contours and any easements onto the plan and resubmit for the next Board meeting. This plan will be placed on the May 22, 2023 Board of Supervisors agenda.
2. **Lauber Road – Time Extension Letter:** Moved by Member Keppley, second by Vice Chairman Kauffman to accept the 90-day extension for the Warren Nolt subdivision plan. Motion approved unanimously.

Old Business

1. **Chicken Flocks in Residential Areas Discussed** – Code Enforcement Officer Brian Brandt discussed his findings on how other municipalities handle chickens in residential areas of their municipality. Township residents Brian Spohn and Jay Burkholder noted they both have chickens and have no issues with their neighbors. The consensus of the Board was that they did not wish to overregulate chickens in residential areas, but Chapter 56 "Animals" of the Township ordinance should be revised to address roosters in residential zoning. Brandt will put together the ordinance revision and have the Township Solicitor review. The revision will be placed on the agenda for the Board to review and approve the advertising for adoption.
2. **Special Event Discussion:** Code Enforcement Officer Brian Brandt discussed his research on Special Event ordinances that are found in other municipalities throughout Pennsylvania. Brandt put together a sample ordinance for the Board to review. Brandt will have the Township Solicitor review the sample ordinance and once it has been reviewed it will come back to the Board for review and approval for advertising to adopt at a future meeting.

Residents Karen and John Stauffer live near a property that has an annual 3-day event. Mr. Stauffer noted that he likes the ordinance that Conestoga Township has for their Special Events.

New Business

None

Financials

1. **Payment of bills** – Moved by Member Thornton, second by Member Keppley to pay the bills as presented. Motion approved unanimously.

Reports

1. **Zoning Officer's Report** – No report.
2. **Manager's Report** – No report.
3. **Code Enforcement Officer's Report** – No report.
4. **Police Chief's Report** – Report submitted for Board review.
5. **Roadmaster's Report** – Report submitted for Board review.

Public Comment

John Stauffer of 157 Pleasant Valley Road: Mr. Stauffer is concerned about the special event that will take place at Blessings of Hope's property located at 1850 Diamond Station Road. He vacated his property last year during the Blessings of Hope event and noted that this event is a nuisance to the neighbors in the area.

Supervisors' Comments

Member Thornton: Member Thornton and Vice Chairman Kauffman will attend the tour of the new Lancaster Library.

Action Items

- Draft of the special event ordinance to be placed on a future agenda once the solicitor reviews the draft.
- Draft revisions to Chapter 56 - Animals to be placed on a future agenda once the solicitor reviews the draft.

Adjournment

Moved by Member Prunoske, second by Member Thornton to adjourn the May 8, 2023 regular meeting at 8:20 p.m. Motion approved unanimously.

Respectfully Submitted by:

Jenna Seesholtz
Township Manager/Secretary