

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

In Attendance:

Chairman:	David Thornton	Manager/Secretary:	Jenna Seesholtz
Vice Chairman:	John Ford	Chief of Police:	Eric Higgins
Member:	Harold Keppley, Jr.	Roadmaster:	Neil Stoltzfus
Member:	Dale Wissler	Township Engineer:	Ben Craddock, Lancaster Civil
Member:	Keith Kauffman		

Others present: Jerry Lile-Fairmount, Molly Hughes-Red Barn Consulting, Harold Stauffer-1870 Diamond Station Road, Elvin Hoover-222 Conestoga Creek Rd., Edith & Richard Lorah-2105 Wheat Ridge Drive.

Call to Order

Chairman Thornton called the September 12, 2022 regular meeting to order at 7:00 p.m.

Approval of Minutes

August 22, 2022 Meeting Minutes – Moved by Vice Chairman Ford, second by Member Keppley to approve the August 22, 2022 regular meeting minutes as presented. Motion approved unanimously.

Public Comment

None

Special Business

1. **Ordinance 263 Revised Storm Water Management Regulations** – Moved by Member Wissler, second by Member Kauffman to adopt Ordinance 263 revising the storm water management regulations. Motion approved unanimously.
2. **Resolution 2022-28 Establish Trick-or-Treat Night** – The Resolution establishes Trick-or-Treat night as October 31st each year from 6pm until 8pm with no rain date. It also does not stop developments from organizing or conducting trick-or-treat activities on other dates/times or establishing rain dates of their own. Moved by Vice Chairman Ford, second by Member Keppley to adopt Resolution 2022-28. Motion approved unanimously.
3. **Resolution 2022-29 Act 537 Plan** – Moved by Member Wissler, second by Vice Chairman Ford to adopt Resolution 2022-29. Motion approved unanimously.

Subdivision/Land Development Review

1. **Jacob Glick small stormwater project escrow release** – Moved by Vice Chairman Ford, second by Member Kauffman to release the small stormwater project escrow for Jacob Glick in the amount of \$829.50. Motion approved unanimously.
2. **Marvin S. Reiff stormwater management agreement** – Moved by Member Keppley, second by Member Kauffman to sign the Marvin S. Reiff stormwater management agreement. Motion approved unanimously.
3. **Glenn Rissler Land Development Plan** – 3879 Oregon Pike, Leola. 27 acres, Zoned AG. Proposes a 30' x 40' dwelling and a 40' x 70' pole building.

WAIVERS/DEFERMENTS REQUESTED

- **SALDO**
 - **§155-9 Preliminary Plan** – Moved by Member Keppley, second by Member Wissler to grant a waiver of preliminary plan processing. Motion approved unanimously.
 - **§155-21.B Plan Scale** – Moved by Vice Chairman Ford, second by Member Keppley to approve a waiver of the plan scale requirement. Motion approved unanimously.
 - **§155-21.C(8)(b) Property Boundary Lines** – A partial boundary survey was done. Moved by Vice Chairman Ford, second by Member Kauffman to grant a waiver of the property boundary lines requirement. Motion approved unanimously.
 - **§155-32.A(1) and 155-32.A(2) Concrete Monuments & Corner Markers** – Moved by Member Kauffman, second by Member Keppley to grant a waiver of the concrete monument & corner markers requirements. Motion approved unanimously.
 - **§155-32.D(1) Sidewalks** – Moved by Vice Chairman Ford, second by Member Keppley to grant a deferral of the sidewalk requirements until such time that the Board requires sidewalk installation.

Motion approved unanimously.

- **STORMWATER**
 - **§149-32.A(2)(a)[2](c) Loading Ratio for volume control facilities** – Moved by Member Keppley, second by Member Wissler to grant a waiver of the loading ratio for volume control facilities. Motion approved unanimously.
- **Conditional Plan Approval** – Moved by Member Kauffman, second by Member Wissler to approve the Glen Rissler Land Development Plan based on the Township Engineer's letter dated August 26, 2022. Motion approved unanimously.

Correspondence/Communications

1. **Guiderail at Farmersville Road Bridge** – The Manager received communication from PennDOT stating that there is not enough crash data to fix the turning radius at the Farmersville Road Bridge. She said that Representative Keith Greiner is now involved in this matter, and she wanted to make the Board aware.

Old Business

1. **East Main Street Mailboxes** – The Roadmaster proposes installing mailbox posts for the 9 mailboxes in the area of the East Main Street Project. The posts would be installed in the sidewalk bump-outs. It would then be up to the resident to install a mailbox on the post. This would get the mailboxes out of sidewalks. The Board is in favor of this.

Chairman Thornton announced that the Board was in executive session from 6pm until 6:50pm to discuss personnel performance.

New Business

1. **Zoning Ordinance Changes Discussion** – The proposed Zoning Ordinance changes were presented to the Board for their review. Member Keppley noted the dollar value that's listed in the definition of a farm. He feels the dollar value should be removed. Vice Chairman Ford said he'd like to see how other Municipalities define a farm. Chairman Thornton noted that Home Occupations are limited to one per household. He would like to see that limit removed and gave an example of a husband and wife having separate home occupations. Member Keppley would like to see a distinction between "immediate family" and "family" for farm support businesses. He said that at one point the Township Solicitor provided a definition for both. Vice Chairman Ford would also like to see what other Municipalities have for farm support businesses.
2. **West Earl Police Department copier quote** – Moved by Vice Chairman Ford, second by Member Kauffman to authorize the purchase of a copier for the Police Department as presented in the quote from Stratix Systems. Motion approved unanimously.
3. **Conditional Offer of Employment for Water Operator** – Moved by Vice Chairman Ford, second by Member Keppley to extend the offer of employment to both candidates for the Water Operator position. Motion approved unanimously. Discussion followed about increasing water rates.
4. **Conditional Offer of Employment #1 for Police Department** – Moved by Member Wissler, second by Member Kauffman to approve the conditional offer of employment #1 for the Police Department. Motion approved unanimously.
5. **Police Policy Adoption** – Moved by Member Keppley, second by Member Wissler to approve the adoption of the Police Department Policies. Motion approved unanimously.
6. **Township Building Stucco Repair** – Quote from Harvey Achey Construction. Moved by Member Wissler, second by Vice Chairman Ford to approve the quote from Harvey Achey Construction for the repair of stucco on the Township Building. Motion approved unanimously.
7. **Volvo Lease Payoff Discussion** – The Board asked if there is any savings in paying off the Volvo lease. The Township Manager stated no, but the payoff was in the budget for this year. The Board is not in favor of paying off the lease but would like to keep that money in the bank to earn interest.
8. **New Vehicle Supply Chain Discussion** – Chief Higgins said that he wanted to bring to the Board's attention that there is a supply chain issue for police vehicles.
9. **Road Renaming Request** – Representative Keith Greiner proposed adding the names of a WWII veteran and a Vietnam veteran to street signs as a tribute. The Board is in favor of this.

Financials

1. **Payment of bills** – Moved by Member Keppley, second by Member Wissler to pay the bills as presented. Motion approved unanimously.
2. **Budget vs. Actual** – For the Board's review.
3. **Treasurer's Report** – None provided.

Reports

1. **Zoning Officer's Report** – Nothing additional to report.
2. **Manager's Report** – Nothing additional to report.
3. **Code Enforcement Officer's Report** – Written report provided to the Board.
4. **Police Chief's Report** – Zachary Crills accepted the offer of employment. Chief Higgins would like to have him sworn in by September 26th.
5. **Roadmaster's Report** – Roadmaster Stoltzfus spoke to the owner of Lancaster County Marine, Dale Hartman. Mr. Hartman wanted to thank the Board for the nice job done on the East Main Street project.

Public Comment

None

Supervisors' Comments

- **Harold Keppley** – Member Keppley asked if the Township will be receiving the \$4,000 sewer tapping fee for the Glenn Rissler project from LASA. Manager Seesholtz stated yes. Member Keppley said he's been walking the sidewalks on East Main Street and said that the residents should be made aware that any shrubbery in the path of the sidewalk should be trimmed. Manager Seesholtz said she put a note about this in the Fall Newsletter.
- **John Ford** – Vice Chairman Ford told the Manager that he will attend the LCATS meeting on November 2nd. Members Kauffman and Keppley will also attend.
- **David Thornton** – Reported that one of the parking lot lights is out. Roadmaster Stoltzfus said there are issues with multiple lights in the parking lot and he will be working to fix them.

Action Items

- Check farm support business regulations that other Municipalities have.
- Research how to raise water rates.

Adjournment

Moved by Vice Chairman Ford, second by Member Wissler to adjourn the September 12, 2022 regular meeting at 8:36 p.m. Motion approved unanimously.

Respectfully Submitted by:

Sara Service
Zoning Officer