

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

In Attendance:

Chairman:	John Ford	Member:	Keith Kauffman
Member:	Richard Stover	Manager/Secretary:	Candie Johnson
Member:	Dave Thornton	Township Engineer:	Cory Rathman, Becker Eng.

Vice Chairman Harold Keppley was absent.

Call to Order

Chairman Ford called the March 27, 2017 regular meeting to order at 7:00 p.m.

Public Comment/Guests

None

Approval of Minutes

Chairman Ford noted a missing word from the Sensenig's Repair motion and also noted a spelling mistake under the "Letter of Appreciation for the Police Department" heading. Moved by Member Kauffman, second by Member Stover to approve the March 13, 2017 regular meeting minutes as corrected. Motion approved unanimously.

New Business

- 1. Part-time Administrative Assistant** – Manager Candie Johnson recommended hiring Elaine Rudzinski as a part-time administrative assistant. Ms. Johnson said her hours will be noon – 4pm, Monday through Friday. Moved by Member Kauffman, second by Member Thornton to hire Elaine Rudzinski as a part-time administrative assistant. Motion approved unanimously.
- 2. Jerre Martin Plan** – James Welch from McNees & Wallace addressed the Board and explained that they are seeking approvals for the stormwater management agreement, holding tank agreement and a 90-day time extension. Mr. Welch said that they have acquired the draft HOP permits from PennDot and are addressing the stormwater comments from the Township's Engineer.
 - **Stormwater Management Agreement** – Moved by Chairman Ford, second by Member Thornton to authorize the appropriate officers of the Township to execute the Stormwater Management Agreement and Declaration of Easement between the Township and Jerry Z. Martin Repair when it is in a form acceptable to the Township Solicitor and contains provisions requiring the landowners to comply with all conditions imposed on PennDOT HOP No. 08094115 and has been signed by Mr. & Mrs. Martin. Motion approved unanimously.
 - **Recording Copy** – Moved by Chairman Ford, second by Member Thornton to authorize the appropriate officers of the Township to execute the Recording Copy for PennDOT HOP No. 08094115 and release it to the developer's representatives after the Township has received the Stormwater Management Agreement and Declaration of Easement between the Township and Jerry Z. Martin and Arlene H. Martin relating to the Final Land Development Plan for Jerre Martin Repair in a form acceptable to the Township Solicitor and signed by Mr. & Mrs. Martin.
 - **Holding Tank Agreement** – Moved by Chairman Ford, second by Member Stover to authorize the appropriate officers of the Township to execute the Holding Tank Agreement between the Township and Jerry Z. Martin and Arlene H. Martin relating to the Final Land Development Plan for Jerre Martin Repair when it is in a form acceptable to the Township Solicitor and has been signed by Mr. and Mrs. Martin. Motion approved unanimously.

3. **Ordinance No. 237** – Zoning Ordinance text amendment. Ms. Johnson said the Ordinance has been advertised. Moved by Member Thornton, second by Member Stover to adopt Ordinance No, 237. Motion approved unanimously.
4. **Property Maintenance Code** – Moved by Chairman Ford, second by Member Kauffman to table discussion on the proposed Property Maintenance Code until all Board Members and the Police Chief are in attendance. Motion approved unanimously.
5. **Public Hearing for Zoning Map Amendment** – Gary and Lynn Redcay are petitioning the Township to rezone their property located at the corner of Oregon Pike and Rose Hill Road from R-1 to C-2. Moved by Member Kauffman, second by Member Stover to accept the Zoning Map Amendment request and to schedule the public hearing. Motion approved unanimously.
6. **Denmar Properties time extension** – Moved by Member Kauffman, second by Member Stover to approve a time extension in which to record until July 24, 2017. Motion approved unanimously.
7. **Hoover Heights 90-day time extension** – Moved by Member Thornton, second by Member Kauffman to accept the 90-day time extension for the Hoover Heights Plan. Motion approved unanimously.
8. **Stone Barn Place 90-day time extension** – Moved by Member Kauffman, second by Member Stover to accept the 90-day time extension for the Stone Barn Place plan. Motion approved unanimously.
9. **John Leid Poultry Barn waivers** – Matt Hood from Team Ag gave an overview of the plan. The Leid property is located at 356 Turtle Hill Road. Mr. Hood explained that the Zoning Hearing Board recently approved the proposed 44 x 500 poultry barn with over 500 birds. The applicant is seeking a waiver of Land Development requirements and a waiver to modify the riparian buffer requirements in the Township's Stormwater Management Ordinance. Discussion followed relating to the recommendations and comments from the Township Engineer's letter dated March 6, 2017. The applicant proposes a 100ft wide riparian buffer along the Conestoga River rather than extending the buffer to the 100 year floodplain boundary. Mr. Rathman said that using the 100 year floodplain boundary would place restrictions on 37% of Mr. Leid's property.
 - Moved by Member Kauffman, second by Member Thornton to grant a waiver of the Subdivision/Land Development requirements. Motion approved unanimously.
 - Moved by Chairman Ford, second by Member Thornton to grant a waiver to modify the requirements of section 146-35(b) of the Stormwater Management Ordinance contingent upon compliance with the conditions listed in the March 6, 2017 Becker review letter. Motion approved unanimously.

Manager's Report

Updated lien list – Ms. Johnson provided an updated lien list for the Board's review. She reported that the Diefenderfer's Township liens have been paid in full.

Past due street light & special hydrant taxes – The Board reviewed correspondence from the Solicitor.

Earth Day river clean-up – Ms. Johnson reported that the annual Earth Day river clean-up will take place on April 20, 2017 from 10:45 a.m. until 12:30 p.m. Lunch will be provided through a donation from Benchmark Construction. Water has been donated by DS Waters.

Member Thornton said he was reading about the MS4 program and Municipalities will be required to reduce sediment by 35%. Mr. Rathman said that DEP is requiring that the Township reduce nitrogen, phosphorus, and sediment by 10%. He said that the Township is required to develop a Pollutant Reduction Plan to identify the pollutant loads and ways to reduce those pollutants. Mr. Rathman said that he is currently working on this and would like to schedule some meetings and get at least one member of the Board involved in the process moving forward. Members Thornton and Kauffman would be interested in attending the meetings. Discussion followed relating to floodplain restoration and retention basins.

Police Chief's Report

Police Chief Brandt was absent but provided a written report for the Board to review.

- Member Kauffman said that he spoke to the Chief and he is recommending that the Board consider removing the designation of the snow emergency route in the Eagleview Estates Development. Chief Brandt said that snow emergency routes are usually main road and not in developments. The Chief recommended contacting the HOA for the Eagleview Development to discuss. The Board agreed to contact the HOA.
- The Board briefly discussed the incident counts on the Chief's report.
- Lunch meeting – Chairman Ford asked whose turn it was to have lunch with the Chief. Chairman Ford will contact Chief Brandt.

Payment of Bills

Moved by Member Thornton, second by Member Kauffman to pay the bills as presented. Motion approved unanimously.

Supervisors' Comments

None

Adjournment

Moved by Chairman Ford, second by Member Thornton to adjourn the March 27, 2017 regular meeting at 8:04 p.m. Motion approved unanimously.