

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

**In Attendance:**

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

Guests present: Randy Hoover, Team AG, Christopher Falenki, McCarthy Engineering Associates.

Call to Order

Chairman Ford called the May 11, 2020 regular meeting to order at 7:05 p.m.

Chairman Ford announced that this meeting was being held via teleconference using Zoom and was advertised as such on the Township's website and Facebook page.

Approval of Minutes

Moved by Member Kauffman, second by Vice Chairman Thornton to approve the April 27, 2020 regular meeting minutes as presented. Motion approved unanimously.

Public Comment

Manager Seesholtz reported that she did not receive any emails from the public and no one from the public was present in the meeting room.

Special Business

1. **Public Hearing for Ordinance 250** – To establish speed and parking conditions on Circle Rock Drive. Moved by Vice Chairman Thornton, second by Member Wissler to open the hearing for Ordinance 250. Motion approved unanimously. Manager Seesholtz said Ordinance 250 was properly advertised. John Friel asked if this was the street that was discussed at previous meetings where the tractor trailer was parking and blocking the line of sight. Board members stated yes. There were no further comments or questions. Moved by Vice Chairman Thornton, second by Member Keppley to close the public hearing for Ordinance 250. Motion approved unanimously. Moved by Vice Chairman Thornton, second by Member Keppley to adopt Ordinance 250. Motion approved unanimously.
2. **Liquid Fuels bid award**
  - **Joint bid for road materials** – Moved by Member Wissler, second by Member Kauffman to award the joint bid for road materials to Asphalt Maintenance Solutions in the amount of \$181,254.68. Motion approved unanimously.
  - **Wearing and leveling course** – Moved by Vice Chairman Thornton, second by Member Wissler to award the wearing and leveling course bid to New Enterprise in the amount of \$97,187.58. Motion approved unanimously.

Subdivision/Land Development Review

1. **2020-01-S. Fairmount Church Land Development Plan** – Christopher Falenki from McCarthy Engineering provided an overview of the project. The property, located at 450 S. Fairmount Road, Ephrata, PA is 7.05 acres and Zoned Ag. The applicant is proposing to build a 5,200 sq. ft. church and a 50' x 220' cemetery.

**Waivers/Deferrals:**

- **Section 155-9 and 155-11 of the SALDO-preliminary plan** – Moved by Member Kauffman, second by Member Wissler to approve the waiver of the requirement to submit a preliminary plan for the S. Fairmount Church Plan. Motion approved unanimously.
- **Section 155-21.B of the SALDO-plan scale** – Moved by Chairman Ford, second by Member Kauffman to approve the waiver of plan scale requirements for the S. Fairmount Church Plan. Motion approved unanimously.
- **Section 155-23.C(1) of the SALDO-defer roadway improvements** – Moved by Member Wissler, second by Vice Chairman Thornton to defer the roadway improvements for the S. Fairmount Church Plan. Motion

approved unanimously.

- **Section 155-32.C(2) of the SALDO-defer curbing requirements** – Moved by Vice Chairman Thornton, second by Member Kauffman to defer the curbing requirements for the S. Fairmount Church Plan. Motion approved unanimously.
  - **Section 155-32.D(1) of the SALDO-defer sidewalk requirements** – Moved by Member Wissler, second by Vice Chairman Thornton to defer the sidewalk requirements for the S. Fairmount Church Plan. Motion approved unanimously.
  - **Section 149-37.C(1)(a)(4) of the Stormwater Management Ordinance-stormwater pipe size** – Moved by Member Wissler, second by Member Kauffman to grant a waiver of the stormwater pipe size to allow the installation of 8 inch pipes rather than 15 inch pipes in portions of the project. Motion approved unanimously.
  - **Plan approval** – Moved by Member Kauffman, second by Chairman Ford to approve the S. Fairmount Church land development plan contingent upon all items in the Township Engineer letter dated April 6, 2020 being satisfied. Motion approved unanimously.
2. **2020-02-Paul Riehl Poultry Barn** – Randy Hoover from Team AG provided an overview of the project for the Board. The property, located at 406 Glenbrook Road, Leola, is 10 acres and Zoned Ag. The applicant proposes to remove an existing barn and build a new 16,376 sq. ft. poultry barn. Mr. Hoover said the applicant has gotten special exception approval from the Zoning hearing board to build a poultry barn and house more than 500 birds.
- **Land Development Waiver** – Moved by Vice Chairman Thornton, second by Member Kauffman to grant a waiver of the Land Development Plan requirements contingent upon the acceptance of the reserved Township right-of-way recorded in the plan at subdivision book #J-230, page 54 in 2006 and the relocation of the proposed on-lot sanitary sewer system shown on the plan to an alternate location. Motion approved unanimously.
3. **2020-03-Harvey Oberholtzer small project stormwater management agreement** – Moved by Vice Chairman Thornton, second by Member Keppley to sign the small project stormwater management agreement for Harvey Oberholtzer. Motion approved unanimously.

#### Old Business

1. **East Main Street Sidewalk project update** – There is a total of 3,695 linear feet of curbing and sidewalks. The estimated costs for residents would be \$13.50/per linear foot for curbs and \$23.00/per linear foot for sidewalks before the grant funds. After the grant funds the estimated costs would be \$8.55/per linear foot for curbs and \$15.06/per linear foot for sidewalks. The Roadmaster said the cost is being spread out through all the residents of East Main Street except those who have maintained their curb and sidewalks. The costs for the proposed bump-outs are not being passed onto residents. Member Keppley would like to see the costs, plus 10% to account for the cost estimate, provided to the residents as soon as possible so they have a year to start saving for the expense. Chairman Ford said he would like a letter to be drafted to the residents to notify them of the costs and give details on what the Township is doing. The Roadmaster said the project could start in May of 2021 and possibly be finished by May 31, 2021. Moved by Chairman Ford, second by Member Keppley to draft a letter to East Main Street property owners affected by the East Main Street project notifying them of the estimated cost, not to exceed an additional 10% on top of the estimated cost, per linear foot for replacing the curbing and sidewalk. Motion approved unanimously.
- **Sidewalk ordinance** – Member Thornton noted that curbing requirements are not in the Township's sidewalk ordinance. Manager Seesholtz said the ordinance needs updated. Moved by Member Keppley, second by Member Wissler to authorize the Manager to request that the Township's solicitor update the Sidewalk ordinance to include curbing requirements. Motion approved unanimously.

#### New Business

1. **Bobby Rahal Change Order No. 2** – Moved by Vice Chairman Thornton, second by Member Keppley to approve the Bobby Rahal Change Order No. 2 in the amount of \$183,773.59. Motion approved unanimously.
2. **Fee proposal for certification for real estate sale** – Manager Seesholtz said she's changed her mind about this since the Township already receives realty transfer tax each time a property is sold.

Payment of Bills

Moved by Vice Chairman Thornton, second by Member Keppley to pay the May 11, 2020 bills as presented. Motion approved unanimously.

Reports

1. **Zoning Officer's Report** – None
2. **Manager's Report** – Manager Seesholtz said she glad to have the full staff back to work.
3. **Police Chief's Report** – Chief Higgins said he will have his monthly report at the next meeting. Chief Higgins would like to hire a part-time officer. He reported that the Police Department will be losing an officer and another one may be deployed for 12 months in the National Guard. Moved by Member Kauffman, second by Vice Chairman Thornton to authorize the advertisement to hire a part-time police officer. Motion approved unanimously.
4. **Roadmaster's Report**
  - **Staff** – the Road Department is back to full staff.
  - **Street sweeping** – was completed last week.
  - **Compost site** – The site has been very busy – all the double-ground mulch is gone.
  - **New leaf vacuum truck** – The truck is currently in Bensalem for inspection.
  - **Cocalico Creek Road project** – The Road Department has started working on replacing the stormwater pipe along Cocalico Creek Road.
  - **Dumping along Miley Road** – 43 tires were dumped along Miley Road over the weekend. It cost the Township \$114 to dispose of the tires. Discussion followed about the possibility of installing a camera in the area of the dumping.

Public Comment

None

Supervisors' Comments

- **Harold Keppley** – Member Keppley commended Neil and the road crew on the job they did on the swing set at the Eagleview park.
- **John Ford** – Chairman Ford announced that the next Supervisors' meeting will be on May 18, 2020 because of the Memorial Day holiday.

Adjournment

Moved by Member Wissler, second by Vice Chairman Thornton to adjourn the May 11, 2020 regular meeting at 8:48 p.m. Motion approved unanimously.

Respectfully Submitted by:



Sara Service  
Zoning Officer

