

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

In Attendance:

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

Guests present: Raymond Yecker - 19 Cedar Avenue, Brent Good - ELA Group, Dennis Martin - Owner of Martin Appliance, Richard Hoover - Hoover Builders.

Call to Order

Chairman Ford called the August 24, 2020 regular meeting to order at 7:00 p.m.

Chairman Ford called for a moment of silence in memory of former Supervisors Richard “Smokey” Stover.

Chairman Ford recognized Vice Chairman Thornton for completing the graduate program in the PSATS Municipal Government Academy.

Chairman Ford turned the meeting over to Vice Chairman Thornton to conduct the proceedings.

Approval of Minutes

August 10, 2020 – Moved by Chairman Ford, second by Member Keppley to approve the August 10, 2020 regular meeting minutes as submitted. Motion approved unanimously.

Public Comment

Raymond Yecker, 19 Cedar Avenue – Mr. Yecker addressed the Board on the following matters:

- Speeding issues on Cedar Avenue. Mr. Yecker suggested installing a speed bump.
- Vehicle noise – loud mufflers and break retarders.
- Fireworks are being set-off between 9 and 10pm every night.
- Fence maintenance – Mr. Yecker suggested that the Board adopt an ordinance that addresses maintenance of fences.

Special Business

1. **Resolution 2020-25** – Accepting Countryside Lane, Greenfield Drive, Orchard View Drive, Farmview Drive, Fallowfield Drive, Robin Dale Drive and Willow Dell Lane as part of the public road system of West Earl Township. Moved by Member Keppley, second by Member Kauffman to adopt Resolution 2020-25. Motion approved unanimously.
2. **Ordinance 253** – Amend Chapter 170 Vehicles and Traffic to impose traffic regulations within the Anglesea Development. Moved by Member Kauffman, second by Member Wissler to adopt Ordinance 253. Motion approved unanimously.
3. **Resolution 2020-26** – Accepting Kenneth Drive, Marlene Way and Joy Circle as part of the public road system of West Earl Township. Moved by Member Keppley, second by Member Wissler to adopt Resolution 2020-26. Motion approved unanimously.
4. **Ordinance 254** – Amend Chapter 170 Vehicles and Traffic to impose traffic regulations within the Creek Hill Development. Moved by Chairman Ford, second by Member Kauffman to adopt Ordinance 254. Motion approved unanimously.

Subdivision/Land Development Review

1. **2020-4 95 Saw Mill Road** – Stormwater Management Plan. Moved by Member Kauffman, second by Member Keppley to approve the stormwater management plan for the project at 95 Saw Mill Road contingent upon all items in the Lancaster Civil Engineering review letter dated August 8, 2020 being satisfied. Motion approved unanimously.
2. **2020-7 Denmark Properties (Martin Appliance Warehouse)**: Subdivision/land development plan for the property located at 76 Cocalico Creek Road. Applicant proposes a two-phase land development plan with Phase 1 containing a 12,053 sq. ft. office and 35,991 sq. ft. warehouse and distribution center. Phase 2 will contain 53,128 sq. ft. warehouse.

Waivers/deferrals requested:**SALDO**

- **Section 155-9 Preliminary plan submission** – Moved by Member Wissler, second by Member Kauffman to waive the Preliminary plan requirements in Section 155-9 of the Subdivision/Land Development Ordinance. Motion approved unanimously.
- **Section 155-21.B Plan scale** – Moved by Chairman Ford, second by Member Kauffman to waive the plan scale requirements in Section 155-21.B of the Subdivision/Land Development Ordinance. Motion approved unanimously.
- **Section 155-23.C Street width** – Moved by Chairman Ford, second by Member Keppley to defer the street width requirements in Section 155-23.C of the Subdivision/Land Development Ordinance. Motion approved unanimously.
- **Section 155-32.B Street improvements** – Moved by Member Keppley, second by Member Kauffman to defer the street improvement requirements in Section 155-32.B of the Subdivision/Land Development Ordinance. Motion approved unanimously.
- **Section 155.32.C(2) Curb requirements** – Moved by Chairman Ford, second by Member Keppley to waive the curb requirements in Section 155.32.C(2) of the Subdivision/Land Development Ordinance. Motion approved unanimously.
- **Section 155.32.C(5) Curb reveal** – Moved by Member Kauffman, second by Member Keppley to waive the curb reveal requirements in Section 155.32.C(5) of the Subdivision/Land Development Ordinance. Motion approved unanimously.
- **Section 155.32.D(1) Sidewalks in developments** – Moved by Member Keppley, second by Member Kauffman to defer the sidewalks in development requirements in Section 155.32.D(1) of the Subdivision/Land Development Ordinance. Motion approved unanimously.
- **Section 155.32.D(2) Sidewalks on both sides of street** – Moved by Member Keppley, second by Member Kauffman to defer the sidewalks on both sides of the street requirements in Section 155.32.D(2) of the Subdivision/Land Development Ordinance. Motion approved unanimously.

STORMWATER ORDINANCE

- **Section 149.37.C(1)(a)[4] Minimum pipe diameter for vehicle loading** – Moved by Member Wissler, second by Vice Chairman Thornton to waive the minimum pipe diameter requirements for vehicle loading in Section 149.37.C(1)(a)[4] of the Stormwater Management Ordinance. Motion approved unanimously.
- **Section 149-43.M.7 Significant features within 200'** – Moved by Member Kauffman, second by Member Keppley to waive the requirement to show significant features within 200' on the stormwater management plan. Motion approved unanimously.

Plan approval – Moved by Chairman Ford, second by Member Kauffman to approve the Denmark Properties plan contingent upon all items on the Lancaster Civil Engineering review letter dated August 10, 2020. Motion approved unanimously.

Old Business

1. **East Main Street Sidewalk Project update** – Manager Seesholtz and Roadmaster Stoltzfus met with Rettew. Discussion included the placement of mailboxes, installation of rain gardens in the sidewalk bump-outs and the sidewalk beauty strips. The project timeline has been updated and the Manager provided it to the Board. The Township’s portion of the project will start in spring 2021.
2. **Water Authority Rules and Regulations update** – The majority of changes have been made to fire suppression regulations. The Board members had no comments.
3. **Ovalle Stormwater Management Agreement** – Moved by Member Keppley, second by Vice Chairman Thornton to approve the Ovalle Stormwater Management Agreement. Motion approved unanimously.

New Business

1. **Burkholder Drive/272 Payment Request by Pierson**
 - Moved by Member Wissler, second by Member Keppley to accept the Burkholder Drive estimate #4 in the amount of \$211,085.70. Motion approved unanimously.
 - Moved by Member Kauffman, second by Member Keppley to accept the Burkholder Drive estimate #5 in the amount of \$333,705.05. Motion approved unanimously.
 - Moved by Vice Chairman Thornton, second by Member Kauffman to accept the 272 & ramp estimate #1 in the amount of \$105,875.40. Motion approved unanimously.
 - Moved by Member Wissler, second by Member Keppley to accept the 272 & ramp estimate #2 in the amount of \$72,161.18. Motion approved unanimously.
2. **Curb marking** – The roadmaster received an email from the Country Circle HOA. They would like to paint the curbs yellow within 15’ of the fire hydrants. They are having a problem with residents parking too close to the hydrants. He said there are other areas of the curb they would like to paint as well. There was a consensus among the Board to allow the curbs to be painted as requested by the Country Circle HOA.
3. **Roadmaster’s Report**
 - PPL construction is finished. They will be removing all the temporary stone driveways that were created to allow them to do their work. PPL has offered to give the Township 2,000 tons of free stone from the driveways and has offered some to East Earl as well. East Earl Township will be hauling away the stone.
 - Mr. Stoltzfus would like to trade-in the 2018 Ford Crew Cab truck for a new truck. Blaise Alexander Ford has offered up to \$42,500 for the trade-in and approximately \$40,000 for a new truck. He said they would need to purchase a couple items for the new truck, but, this trade-in would allow the Township to get a new truck for little to no money. There was a consensus among the Board to allow the trade-in of the 2018 truck for a new truck as proposed by the Roadmaster.

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** – Moved by Member Keppley, second by Chairman Ford to accept the Treasurer’s Report. Motion approved unanimously.

Supervisors’ Comments

John Ford – Chairman Ford said that the Board has discussed the problems with noise and car exhausts before and that it’s time to start doing something about it with the new Police Chief.

Keith Kauffman – Member Kauffman asked if the Township was going to do anything in memory of former Supervisor Richard Stover. He said in the obituary the family requested that donations be made to the Fire Company in lieu of flowers. Member Keppley said that the Township always sends flowers and asked the Manager to check to see how much the flowers cost and that amount could be donated to the Fire Company. Vice Chairman Thornton suggested putting a picture and a thank-you on the Township website and Facebook page in memory of Mr. Stover's many years of service to the Township.

Dale Wissler – Member Wissler said PennDOT will be expanding route 222 in the coming years and asked the Manager to keep him updated on any proposed work.

Dave Thornton – Vice Chairman Thornton attended the meeting at Akron Borough last week and said that Chief Higgins did very well speaking to the Akron Borough Council.

Manager Seesholtz reviewed the action items from the meeting.

Vice Chairman Thornton announced that there will be an executive session to discuss potential litigation after a brief recess at 8:23 p.m.

The Board entered executive session at 8:30 p.m. and reconvened at 9:14 p.m.

Moved by Keppley second by Kauffman to hire new road crew employee at \$20/hour. Motion approved unanimously.

Akron Borough Police Proposal Request: Police Chief Eric Higgins said that the Akron Borough Council has requested that West Earl provide a proposal to offer Police services.

Adjournment

Moved by Ford second by Thornton to adjourn the August 24, 2020 regular meeting at 9:28 p.m. Motion approved unanimously.

Respectfully Submitted by:

Sara Service