

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 – Via Zoom	Police Chief:	Eric Higgins
Member:	Harold Keppley, Jr.	Roadmaster:	Neil Stoltzfus
Member:	Dale Wissler	Code Enforcement:	Brian Brandt
Member:	Keith Kauffman – Via Zoom	Zoning Officer:	Sara Service

Guests present: Dwight Yoder - Gible, Kraybill & Hess, David, Steve & Jake Lapp – Blessings of Hope, Elvin Hoover-222 Conestoga Creek Road, Harold Stauffer-1870 Diamond Station Road, Tom Matteson-Diehm & Sons, Reid Myers-32 Cocalico Creek Road, Anthony Petersheim-Lancaster Design, Curtis Miller-111 E. Main Street, Derek Stoner-209 E. Main Street.

Call to Order

Chairman Thornton called the April 12, 2021 regular meeting to order at 7:00 p.m.

Approval of Minutes

March 22, 2021 regular meeting minutes – Moved by Member Wissler, second by Member Kauffman to approve the March 22, 2021 regular meeting minutes as presented. Motion approved unanimously.

Public Comment

- **Harold Stauffer, 1870 Diamond Station Road** – Mr. Stauffer addressed the Board and said he is opposed to the Blessings of Hope organization building a warehouse at 1850 Diamond Station Road. Mr. Stauffer is opposed to losing farmland.
- **Elvin Hoover, 222 Conestoga Creek Road** – Mr. Hoover addressed the Board and said he would like to see 1850 Diamond Station Road remain farmland.

Special Business

1. **Resolution 2021-13** – Fire Service Fee revision. Moved by Vice Chairman Ford, second by Member Kauffman to adopt Resolution 2021-13. Motion approved unanimously.
2. **Ordinance 258** – Amending Chapter 170 Vehicles and Traffic, Chapter 146 Solid Water and Chapter 184 Zoning (no-impact home-based businesses). Moved by Member Keppley, second by Member Wissler to adopt Ordinance 258. Motion approved unanimously.

Subdivision/Land Development

1. **2021-2 AnStorage, LLC** – Time extension. Moved by Vice Chairman Ford, second by Member Keppley to accept the 90-day time extension for the AnStorage, LLC land development plan. Motion approved unanimously.
2. **2021-2 AnStorage, LLC** – Road widening waiver. Moved by Chairman Thornton, second by Member Keppley to grant a waiver of Section 155.23.C(1) of the Subdivision/Land Development ordinance with the condition that the road be widened 16 feet rather than the required 20 feet. Motion approved unanimously.
3. **Blessing of Hope, 1850 Diamond Station Road** – Dwight Yoder, Attorney for Blessings of Hope, addressed the Board. He said that they investigated the AG district food processing facility provisions in the Zoning Ordinance. Attorney Yoder said they are considering proposing a text amendment to the food processing facility section of the Zoning Ordinance rather than requesting a re-zoning of the property. After a brief discussion there was a consensus among the Board members to see what Attorney Yoder and Blessings of Hope can come up for a text amendment. The Board recommended that they attend the next Planning Commission meeting to present their proposal.

Old Business

1. **East Main Street Project update** – Manager Seesholtz said she is looking for some direction from the Board on whether to proceed with the East Main Street project with the Federal Grant funds. Member Keppley talked about all the issues there have been with this project over the past 11 years and all the incorrect information the Board has been given. Curtis Miller and Derek Stoner, East Main Street residents, expressed their frustration and concern over this project not yet being completed. Member Keppley said the Board does not really have a choice at this point and the project should move forward. Vice Chairman Ford said the Board should direct the Manager to move forward with the project. Moved by Member Kauffman, second by Vice Chairman Ford to press forward with the East Main Street project and the Federal Grant funds. Motion approved unanimously. Manager Seesholtz asked the Board if 2 members would like to meet with Rettew to discuss this. Members Wissler and Keppley would like to meet with Rettew. The Manager will set-up the meeting.

New Business

1. **Liquid Fuels spending** – COG bidding for materials for work on Center Square Road. Moved by Member Kauffman, second

by Member Wissler to authorize Liquid Fuels spending not to exceed \$115,000 for COG bidding for materials for work on Center Square Road. Motion approved unanimously.

2. **Police Officer full-time offer of employment** – Moved by Member Keppley, second by Member Wissler to offer full-time employment to Ryan Blessing. Motion approved unanimously.
3. **Police Officer part-time offer of employment** – Moved by Member Keppley, second by Member Wissler to offer part-time employment to Jenna Bretz at a rate of \$25 per hour.
-Moved by Vice Chairman Ford, second by Member Kauffman to table the motion to offer part-time employment to Jenna Bretz at a rate of \$25 per hour. Motion was not approved, having a 2 – 3 vote.
-The Motion made by Member Keppley, seconded by Member Wissler to offer part-time employment to Jenna Bretz at a rate of \$25 per hour was approved unanimously.
4. **iCare 5k and 10k (Blessings of Hope) Fire Police request** – Event to be held on May 28th and 29th. Moved by Member Wissler, second by Member Kauffman to authorize the Fire Police to help with traffic control for the iCare 5k and 10k events on May 28 and May 29, 2021. Motion approved unanimously.
5. **Tennis Clinic summer program** – Tennis court reservation request for Wednesdays, June 16th – August 2nd. Member Keppley said the tennis courts are frequently used by Township residents and some have contributed money to make improvements to the tennis courts. Moved by Chairman Thornton, second by Member Wissler to table the tennis court reservation matter until speaking with Township residents who frequently use the tennis courts. Motion approved unanimously.
6. **Compost yard violations** – Policies and Procedures. Roadmaster Stoltzfus explained that there have been several instances recently of people misusing the compost facility. The Board discussed imposing fines and banning users from the site. There was a consensus among the Board member to direct the Police Department to issue a warning after the first offense and to impose a fine after the second offense.
7. **Water Meter change-out fees** – Request revised billing for lack of response to faulty meter change-out. Manager Seesholtz provided information on a resident that has failed to respond to requests to repair the water meter. The resident will start to get billed \$100 per month as long as the water meter repair request is ignored.
8. **2020 Street Light/Special Hydrant assessments & 2020 OLDS** – Past dues and non-responders. Moved by Chairman Thornton, second by Member Keppley to authorize Township staff to file civil complaints with the District Justice for outstanding 2020 street light and special hydrant assessments and 2020 OLDS. Motion approved unanimously.
9. **2021 Drug Task Force invoice** – The Township received an invoice from the Drug Task Force for a requested donation of \$7,860. Member Keppley said he feels the Township should make a donation but does not know how much. Moved by Vice Chairman Ford, second by Member Keppley to table this matter until the next Board of Supervisors’ meeting. Motion approved unanimously.
10. **Letters of Intent** – To fill vacant positions on the Planning Commission and Zoning Hearing Board. The Township received multiple letters of intent from residents who would like to fill the vacant positions on the Planning Commission and the Zoning Hearing Board. The Board directed Manager Seesholtz to request that the interested residents either come in and meet the Board of Supervisors or meeting with Township staff. Manager Seesholtz will set-up meetings.

Financials

1. **Payment of Bills** – Moved by Chairman Thornton, second by Member Keppley to pay the bills as presented. Motion approved unanimously.
2. **Budget vs. Actual** – Submitted for the Board’s review.

Reports

1. **Zoning Officer’s Report** – A written report was provided. Nothing additional to report.
2. **Manager’s Report** – Nothing additional to report.
3. **Code Enforcement Officer’s Report** – Code Enforcement Officer Brandt reported that he recently discovered Pennsylvania case law regarding sanitation. He said it includes a very thorough definition of “clean”. Mr. Brandt said this will help him with future enforcement of the Township’s Property Maintenance Code.

4. **Police Chief's Report** – Chief Higgins reported that there was a crash on SR 222 on Sunday evening and that some West Earl Fire Company vehicles were hit.
5. **Roadmaster's Report** – Roadmaster Stoltzfus reported that he is scheduling compost site loading days. He said he will have interested parties sign a liability waiver and will charge \$10 for the Township staff's time to load the mulch.

Supervisors' Comments

Keith Kauffman – Member Kauffman said he has noticed additional traffic on Church Street and Main Street since the traffic light was installed at Church and SR 272. Member Kauffman said he heard from a resident about another Comcast issue.

John Ford – Vice Chairman Ford said he's been having trouble with his Township iPad. He spoke with Executive Image and they were unable to help. Chairman Thornton said he's been having problems with his iPad as well. Vice Chairman Ford asked the Manager to look into the costs for new iPads.

Vice Chairman Thornton said the Board will hold an executive session to discuss a personnel discipline matter after the Action Items are read.

Action Items

- Contact the Township's attorney regarding LGH.
- Set-up meeting with Rettew and Members Wissler and Keppley.
- Contact Mrs. Marjorie Erb and Mrs. Cathy Ressler to discuss the Tennis Clinic.
- Review the policy for street light/special hydrant assessments that are past due.
- Set-up meetings with the Planning Commission and Zoning Hearing Board candidates.
- Get iPad pricing for the next Supervisors' meeting.

The Board took a brief recess at 9:25 p.m. and reconvened at 9:30 p.m.

The Board entered executive session at 9:30 p.m. to discuss a personnel discipline matter and reconvened at 10:25 p.m.

Adjournment

Moved by Vice Chairman Thornton, second by Member Wissler to adjourn the April 14, 2021 regular meeting at 10:30 p.m. Motion approved unanimously.

Respectfully Submitted by:

Sara Service
Zoning Officer