

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

In Attendance:

Chairman:	David Thornton	Member:	Harold Keppley, Jr.
Vice Chairman:	John Ford – Via Zoom	Manager/Secretary:	Jenna Seesholtz
Member:	Dale Wissler	Roadmaster:	Neil Stoltzfus

Member Keith Kauffman was absent.

Guests present: John Friel, LNP – Via Zoom, Tom Matteson-Diehm & Sons, Matthew Mack-Mack Engineering Inc., Karen & John Stauffer-151 Pleasant Valley Road, Jay David Stauffer-1870 Diamond Station Road, Harold Stauffer-1870 Diamond Station Road, David Lapp-Blessings of Hope, Steve Lapp-Blessings of Hope, Dwight Yoder-Gibble, Kraybill & Hess, Anthony Petersheim-Lancaster Design, Reid Myers-AnStorage LLC.

Call to Order

Chairman Thornton called the May 24, 2021 regular meeting to order at 7:00 p.m.

Approval of Minutes

**May 10, 2021 regular meeting minutes** – Moved by Member Keppley, second by Member Wissler to approve the May 10, 2021 regular meeting minutes as presented. Motion approved unanimously.

Public Comment

**None**

Special Business

**None**

Subdivision/Land Development

1. **Project #2021-2 AnStorage LLC** – Subdivision/Land Development plan. The applicant is requesting SALDO and Stormwater Management waivers.
  - **Preliminary Plan** – Moved by Member Wissler, second by Chairman Thornton to grant a waiver of Section 155-9 Preliminary Plan requirements of the SALDO. Motion approved unanimously.
  - **Plan Scale** – Moved by Vice Chairman Ford, second by Member Keppley to grant a waiver of Section 155-21.B plan scale requirements of the SALDO. Motion approved unanimously.
  - **Stormwater Easement Width** – Moved by Member Wissler, second by Member Keppley to grant a waiver of Section 149-31.Q of the Stormwater Management Ordinance and Section 155-29.E(4) of the SALDO relating to the stormwater drainage easement width. Motion approved unanimously.
  - **Stormwater Pipe Diameter** – Moved by Member Wissler, second by Member Keppley to grant a waiver of Section 149-37.C(1)(a)[4] of the Stormwater Management Ordinance relating to the minimum diameter for stormwater pipes. Motion approved unanimously.
  - **Conditional Plan Approval** – Moved by Member Keppley, second by Member Wissler to grant conditional plan approval contingent upon all items on the May 6, 2021 review letter from the Township’s Engineer being satisfied. Motion approved unanimously.

Old Business

1. **Blessings of Hope** – Dwight Yoder addressed the Board and said Blessings of Hope is at the meeting to discuss the proposed accessory uses at the Diamond Station Road property. Blessings of Hope is proposing a fuel station and a full maintenance shop to service their fleet of trucks. Mr. Yoder gave a brief overview of the proposed zoning text amendment under the Food Processing provisions and for the project. Mr. Yoder turned the floor over to Matthew Mack from Mack Engineering to review the concept site plan with the Board which includes the main building, two access drives, parking lot with 300 spaces, stormwater facilities, fueling station and mechanical service bay. Anthony Petersheim from Lancaster Design then reviewed the preliminary renderings of the building, fuel island & mechanical service bay. Member Keppley asked what the ground in front of the building will be used for. David Lapp said the approximately 20 acres of green space in front of the building would be used by the neighboring farmer for growing his crops. Discussion followed about the possibility of subdividing the dwelling and farmette on the other side of Diamond Station Road from the remainder of the property. Whether subdividing the property is possible is unknown at this time.

Mr. Yoder said they would like to get a sense as to whether there is any opposition from the Board to any aspects of the proposed project. Board members voiced concerns about using AG land for a commercial purpose but also voiced support for Blessings of Hope’s work. Mr. Yoder suggested that he and the owners could meet with Township staff and the Township’s Solicitor to discuss the project and text amendment. There was a consensus among the Board members that Township staff and Solicitor should meet to discuss these matters. Manager Seesholtz said she can draft an agreement for Blessings of Hope to cover the costs of Township’s staff and solicitor’s time.

2. **East Main Street Project Update** – Manager Seesholtz reported that she has gotten all but 6 agreements signed and notarized by residents for the Township’s portion of the project. She said the Township is at a point now where the project can go out to bid.

#### New Business

1. **DEP Recycling Program Amended Agreement** – Moved by Vice Chairman Ford, second by Member Wissler to approve the DEP Recycling Program Agreement with the amendment. Motion approved unanimously.
2. **Calvin & Lorie Grucelski Stormwater Agreement** – Moved by Member Keppley, second by Member Wissler to sign the stormwater management agreement for Calvin & Lorie Grucelski from the Anglesea Development. Motion approved unanimously.
3. **Matthew & Rozalin Hummer Stormwater Agreement** – Moved by Member Wissler, second Member Keppley to sign the stormwater management agreement for Matthew & Rozalin Hummer from the Anglesea Development. Motion approved unanimously.
4. **Line Striping Approval not to exceed \$32,000** – Moved by Vice Chairman Ford, second by Member Wissler to approve the line striping not to exceed \$32,000. Motion approved unanimously.
5. **\$100 Police Department Donation** – Moved by Member Wissler, second by Chairman Thornton to accept the \$100 donation for the Police Department with wholehearted thanks. Motion approved unanimously.

#### Financials

**Payment of bills** – Moved by Chairman Thornton, second by Member Wissler to pay the bills as presented.

#### Reports

1. **Zoning Officer’s Report** – Written report was submitted for the Board’s review.
2. **Manager’s Report** – Manager Seesholtz reported that she was invited to attend the Lancaster County Places2040 meetings. Discussion included regional comprehensive plans and focusing on the Route 23 corridor. They are also giving each municipality the items that should be focused on for the next comprehensive plan update.
3. **Police Chief’s Report** – The next liaison meeting with Akron Borough will be on June 7<sup>th</sup>.
4. **Roadmaster’s Report** – Discussed the 2-week outlook for the Road Department.

#### Public Comment

**Jay David Stauffer, 1870 Diamond Station Road** – Mr. Stauffer voiced his concerns about Blessings of Hope opening an operation at 1850 Diamond Station Road. Mr. Stauffer wants to see the land remain in AG use.

**John Stauffer, 151 Pleasant Valley Road** – Mr. Stauffer said he is in favor of what Blessings of Hope does but feels that 1850 Diamond Station Road is not the right property for that use.

**Karen Stauffer, 151 Pleasant Valley Road** – Mrs. Stauffer said she is on-board with what Blessings of Hope does but not on the AG land at 1850 Diamond Station Road.

**Harold Stauffer, 1870 Diamond Station Road** – Mr. Stauffer said Blessings of Hope is doing good work but 1850 Diamond Station Road is the wrong place to do it.

#### Supervisors’ Comments

**John Ford** – Vice Chairman Ford thanked Manager Seesholtz for the summaries she’s providing on the PMGA webinars that she’s attending.

**Dale Wissler** – Member Wissler said the road department should be cognizant of the corn growing and blocking the clear sight at intersections.

**Dave Thornton** – Chairman Thornton asked the Manager if she’s contacted the residents who volunteered but were not selected for one of the Township Boards to see if they are interested in the Park & Recreation Committee or the Water Authority. Manager Seesholtz said she has not contacted them. Manager Seesholtz reported that she did check with the Township’s insurance company to

find out about liability insurance for individuals performing community service in the Township. She said it would cost the Township \$1,000 per year. Manager Seesholtz updated the Board on the issues with Eagle Disposal. She said they are now picking up yard waste and if any bags are missed then Missy Wallace is to be contacted.

Action Items

- Draft reimbursement agreement for Blessings of Hope to cover the cost of Township staff, Engineer and Solicitor time.
- Put compost site contact information on the Township website and next newsletter.

Adjournment

Moved by Chairman Thornton, second by Member Keppley to adjourn the May 24, 2021 regular meeting at 8:47 p.m. Motion approved unanimously.

Respectfully Submitted by:

Sara Service  
Zoning Officer