

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

In Attendance:

Vice Chairman:	John Ford	Manager/Secretary:	Jenna Seesholtz
Member:	Dale Wissler	Roadmaster:	Neil Stoltzfus
Member:	Harold Keppley	Police Chief:	Eric Higgins

Chairman David Thornton and Member Keith Kauffman were absent.

Guests in Attendance: Nate Stoltzfus, Phil Hursh, Earl Good, Mervin Zimmerman & Lamar Zimmerman from the West Earl and Farmersville Fire Companies. Karen Stauffer-151 Pleasant Valley Road, Peter Wertz-McNees, Wallace & Nurick, Tom Schaffer-Brecknock Builders, Todd Vaughn-David Miller Associates, Arthur Hoover-Leola Produce Auction, Mike Snyder-Leola Produce Auction, Jay States-Grove Miller Engineering.

Call to Order

Vice Chairman Ford called the September 13, 2021 regular meeting to order at 7:00 p.m.

Approval of Minutes

August 23, 2021 regular meeting minutes – Vice Chairman Ford under the East Main Street Project heading the word report should be changed to reported. Moved by Vice Chairman Ford, second by Member Wissler to approve the August 23, 2021 regular meeting minutes as corrected. Motion approved unanimously.

Public Comment

None

Special Business

1. **Leola Produce Auction** – Peter Wertz, McNees, Wallace & Nurrick, presented an overview of the history of the Leola Produce Auction. Mr. Wertz said there are many zoning hearings associated with this property, the most recent prohibiting the auction from further expansion. Alternatively, they are proposing a text amendment to the Zoning Ordinance to allow expansion. The proposed expansion includes additional canopy space, loading docks, parking areas, and office expansion. Discussion items included:
 - **Consignor List** – 88% of the sales are coming from Lancaster County vendors. Less than 28% are outside the County.
 - **Site Plan** – Overview presented by Tom Schaller. Proposed additional canopy space, loading docks, parking areas. Also proposed is an office expansion and ADA compliant bathrooms.
 - **Traffic Study** – Jay States from Grove Miller Engineering said an in-depth traffic study was done. There were traffic counters in 2 locations for 1 week. Results showed there were 1,600 vehicles per day on Brethren Church Road. The majority coming from Peace Road rather than from Route 272. There were turning movement counts at both driveways on Monday & Tuesday and Thursday & Friday from 6 AM – 6 PM. Most vehicles were pickup trucks or box trucks and there were 4 tractor trailers during the morning peak hours. Mr. States said he did not see any traffic backups during the study.

The Board expressed multiple concerns with the proposed expansion. Concerns included truck traffic and tractor trailers coming through Meadow View Estates, increasing amount of traffic, limiting the growers and sellers to those located in Lancaster County. Member Keppley said he does not want to see the site grow into a large commercial enterprise. The Board would like to have additional time to review the proposal. Mr. Wertz said they will work on drafting a preliminary text amendment for the Board to review at an upcoming meeting.

Additional Agenda Items

Moved by Member Keppley, second by Member Wissler to add the MM Weaver extension request and the Farmersville & West Earl Fire Companies to the agenda. Motion approved unanimously.

Subdivision/Land Development Review

1. **Time Extension for MM Weaver Plan** – Moved by Member Keppley, second by Member Wissler to accept the extension of time for the MM Weaver Land Development Plan. Motion approved unanimously.

Correspondence and Communications

1. **Farmersville Fire Company & West Earl Fire Company** – Phil Hursh, Treasurer for the West Earl Fire Company presented an overview of the Fire Companies' finances. Items discussed included:

- The need for more volunteers.
- Financial contributions summary.
- LST funds income.
- Fund drive mailings and other fundraising activities.

Mr. Hursh said they are asking the Supervisors to consider helping to fund major capital expenditures such as apparatus for the Fire Companies. Chairman Ford said the Township is going into budget season next month and the allocation to the Fire Companies is on the radar.

Old Business

1. **Main Street Sidewalk project update** – Moved by Vice Chairman Ford, second by Member Wissler to table the Main Street Sidewalk project update. Motion approved unanimously.

New Business

None

Financials

1. **Payment of bills** – Moved by Member Wissler, second by Member Keppley to pay the bills as presented. Motion approved unanimously.
2. **Budget vs. Actual** – Provided for the Board's review.

Reports

1. **Zoning Officer's Report** – Report provided for the Board's review.
2. **Manager's Report** – Nothing further to report.
3. **Police Chief's Report** – Nothing further to report.
4. **Roadmaster's Report**
 - Liquid Fuels Funds – Roadmaster Stoltzfus requested that he be permitted to use liquid fuels funds to thermal stripe the short lines on Township roads. The cost would be \$22,000 - \$25,000. This matter will be discussed at the next meeting.
 - CDL Training – The Lancaster County Career and Technology Center offers CDL testing for \$285. There was a consensus among the Board to use this affordable option if needed.

Supervisors' Comments

Harold Keppley – Member Keppley asked if some striping could be done at the new traffic light at Church Street and Oregon Pike. Cars are using the shoulder to make right turns onto Oregon Pike. Member Keppley also mention the red left turn arrow. Roadmaster Stoltzfus said he will check into it and get back to the Board.

Adjournment

Moved by Member Wissler, second by Member Keppley to adjourn the September 13, 2021, regular meeting at 8:49 p.m. Motion approved unanimously.

Respectfully Submitted by:

Sara Service
Zoning Officer