

MINUTES

Those in Attendance: Vice-Chairman Jason Myer, Supervisors: Keith Landis and Bob Devonshire, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Park Foundation Chairman Michael Hartmann, Parks Supervisor Adryan Yothers, Nick Cirilli, Kevin Witmer, Adam Keller, Garrett Moore, Jamie Schlesinger, Allen Fisher, Wanda Ranck, Sam Petersheim, Joshua Knosp, Clint Yonce, Neal Hershey, Nick Summers, Lisbeth Barnhouse, Aaron Zook, Mark Stettler, Cindi Stettler, and other members of the community who did not sign in.

CALL TO ORDER/FLAG CERMONY AT 7:00PM

MINUTES

- Bob Devonshire **motioned** to approve the Board of Supervisors Workshop Meeting Minutes for October 8, 2024. Second by Keith Landis. All Ayes. **Motion Approved.**
- Keith Landis **motioned** to approve the Board of Supervisors Meeting Minutes for October 15, 2024. Second by Bob Devonshire. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Bob Devonshire **motioned** to approve the October 2024 Treasurers Report. Second by Keith Landis. All Ayes. **Motion Approved.**
- Keith Landis **motioned** to approve the November 2024 Disbursement List of Bills to be paid. Second by Bob Devonshire. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD:

SUBDIVISION/LAND DEVELOPMENT/STORMWATER MANAGEMENT – BRIEFING ITEMS

- Roger A. Fry, Fry Surveying, Inc. – Joseph W. Phipps – 263 S. Belmont Rd. – Preliminary Subdivision Plan. No one appeared to present this plan.
- Ezra Martin, Builder – Elmer S. King – 3231 Lincoln Highway E. – Final Plan. No one appeared to present this plan.
- Kevin Witmer, Impact Engineering Group – Wellspring Amish Mennonite Church (Isaac L. Lapp) – 202 S. Vintage Road – Final Subdivision and Land Development Plan. Mr. Witmer presented plan briefing.

SUBDIVISION/LAND DEVELOPMENT/STORMWATER MANAGEMENT – ACTION ITEMS

- Kevin Witmer, Impact Engineering Group – Wellspring Amish Mennonite Church (Isaac L. Lapp) – 202 S. Vintage Road – Sewer Module: Mr. Witmer presented the sewer module. Thereafter, Bob Devonshire **motioned** to adopt sewer module Resolution No. 2024-11, Resolution for Plan Revision for New Land Development. Second by Keith Landis. All Ayes. **Motion Approved.**

- Kevin Witmer, Impact Engineering Group – Aaron G. Zook – 44 Harristown Road – Subdivision & Land Development Plan. Mr. Witmer presented the plans and proposed waiver and deferral requests. It was discussed that a sewer module may no longer be required for connection to public sewer as the Township’s Waste Water Treatment Plant upgrades completed to do date result in the Plant no longer being at capacity. Mr. Thompson is to confirm this with Rettew and follow-up with Impact to advise if module, or planning exemption, are still required.

Public Comment: Mrs. Wanda Ranck asked what was being built on the lot. Mr. Witmer advised a single family home, barn and garage. He confirmed for her that all surrounding farmland would continue to be maintained as crop fields.

Following public comment, the following actions were taken:

- Keith Landis **motioned** to approve request for waiver of SALDO Section 408.4 - Wetland Study. Second by Bob Devonshire. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for deferral of SALDO Section 602.5.A. & 602.6.A. – Street Reconstruction. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for deferral of SALDO Section 602.5.C. – Wearing Course. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for deferral of SALDO Section 602.11.A. – Curbing. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for deferral of SALDO Section 602.12.A. – Sidewalks. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Keith Landis **motioned** to approve request for waiver of SALDO Section 609.5.H. – Street Trees. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Keith Landis **motioned** to approve request for conditional plan approval. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Nick Cirilli, Yerkes Associates, Inc. – Clayton Renshaw – 941A Strasburg Road – Lot Add-on Plan: Mr. Cirilli presented the plans and modification request as noted below. No public comment was received.
 - Bob Devonshire **motioned** to approve the request for Modification of SALDO Section 403.3 – Existing Conditions Plan. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Bob Devonshire **motioned** to approve request for Modification of SALDO Section 408.4 – Wetlands Study. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Keith Landis **motioned** to approve request for conditional approval of plans. Second by Bob Devonshire. **Motion Approved.**
 - Adam G. Keller, TeamAg, Inc. – Ephraim B. King, Jr. – 96A Paradise Lane. Mr. Keller presented request for waiver from major stormwater management planning. To support this request, he presented a site plan with details regarding improvements to the property, which include construction of a roofed manure stacking structure, roofed HUA, concrete pads, gravel animal

walkways and an infiltration trench to receive the stormwater runoff from the stacking structure and HUA. Mr. Keller outlined the area where riparian buffer has been installed and explained how this area would further serve to control stormwater runoff. He advised that as the riparian buffer area was completed as part of a funded project, all trees are to be replaced if/when needed in order to maintain the buffer. After discussion was had, it was determined the waiver request would be approved conditioned upon any required state and county approvals being obtained, if they not already done, and all required stormwater or other permits being obtained from the Township.

Public Comment: Mrs. Wanda Ranck asked questions to clarify purpose of improvements and to determine if there would be any change in use. Mr. Keller explained that all work is consistent with existing uses, they are only adding tools to improve those uses and stormwater runoff.

Thereafter, Bob Devonshire **motioned** to approve the request for waiver from major stormwater management planning conditioned upon the above-noted state, county and township requirements being met. Second by Keith Landis. All Ayes. **Motion Approved.**

- Garret Moore and Jamie Schlesinger, PFM Financial Advisors – Financial Services Engagement Letter. Mr. Moore and Jamie Schlesinger appeared to present PFM’s proposed Financial Services Engagement letter. They provided information regarding the services PFM offers. Mr. Moore and Mr. Schlesinger explained that the purpose of this specific proposed Engagement Letter is for PFM to provide advice regarding the Sewer Authority financial standing and monetary needs in relation to how they may affect the Township. They explained they will be acting as the sole fiduciary to the Township, not the Sewer Authority.

Public Comment: Mrs. Wanda Ranck asked how much PFM’s financial services were going to cost the Township. She was advised the cost for the scope of work outlined in the Engagement Letter for services regarding the Sewer Authority’s financial standing and its potential effects on the Township is \$7,000. Mrs. Ranck expressed her support of pursuing these services.

After all discussion was had, Jason Myer **motioned** to approve the Financial Services Engagement Letter and retention of PFM’s financial services. Second by Bob Devonshire. All Ayes. **Motion Approved.**

PUBLIC COMMENT:

- Cindi and Mark Stettler provided comments regarding need for traffic safety improvements on Route 896/Georgetown Road. Mr. and Mrs. Stettler expressed their concerns regarding reoccurring traffic incidents and general traffic issues (speeding & other unsafe driving practices). They indicated they would like to see the speed reduced and signage installed to indicate areas of dangerous intersections. They reiterated their objection to a traffic light. Mr. and Mrs. Stettler indicated they had been in contact with PennDOT who advised the Township would need to initiate any requests for improvements to the roadway. Mrs. Stettler requested a private meeting with the Supervisors

to discuss these matters and other complaints she has. It was resolved that Mr. Thompson would provide the Supervisors with copies of multiple items of correspondence between the Settler's and the Township and PennDOT for review, and once they had the opportunity to review it, someone would reach out to the Settler's to schedule a meeting.

CORRESPONDENCE:

- PA Department of the Auditor General's Notice of Act 205 2024 Distress Determination Score.
- Liberty Environmental September 16, 2024 Act 14 Notice – Price's Auto Salvage & Recycling NPDES Permit renewal.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report by Township Manager, David Thompson.

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus.
- Mr. Thompson presented updated/revised draft of the Belt Loader Co-op Agreement for approval. After discussion was had, Keith Landis **motioned** to approve the proposed Belt Loader Co-op Agreement. Second by Bob Devonshire. All Ayes. **Motion Approved.**

EMERGENCY SERVICES

- October 2024 Emergency Services Call Report.
- Review and approval of the Emergency Services Committee Proposal was tabled until the full Board of Supervisors could be present to discuss it. Mr. Thompson advised the proposal has been shared with the both Paradise Leaman Place Fire Company and Pequea Valley Fire Department, and both seem amenable to the proposal.

PLANNING COMMISSION:

- Updates by Township Manager, David Thompson.
- Elmer King – 42A Cherry Hill Road - Stormwater Management Plan: Bob Devonshire **motioned** to approve request for reduction of Financial Security from \$27,744.32 to \$7,772.39. Second by Keith Landis. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve request to prepare ordinance establishing a speed limit of 35mph on S. Kinzer Road between Route 30 and Route 741. Second by Bob Devonshire. All Ayes. **Motion Approved.**

ZONING HEARING BOARD:

- Report by Zoning Officer, Walter Hockensmith.

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann.

SEWER AUTHORITY & SEO:

- Updates/Report by Township Manager David Thompson. Mr. Thompson passed on that the Chairman of the Sewer Authority advised that the plant improvements are on track for completion around March 2025.

Public Comment:

Mr. Neal Hershey asked about the status of the traffic light to be installed at Singer Avenue and Route 30. Roadmaster Blaine Stoltzfus said he had spoken with Allen Myers who is managing this project, and they indicated the light was to be installed over the Fall months, so it should be installed soon.

Mr. Mike Hartmann asked if any needed road repairs/improvements would be made after the upgrades are complete and before the road is re-opened. Mr. Stoltzfus indicated the road would be looked at once all construction is complete and equipment removed to determine any repair needs.

OLD/NEW BUSINESS:

- Bob Devonshire **motioned** to appoint Matthew J. Creme, Jr. Esq., Nikolaus & Hohenadel, LLP, as Township Special Counsel pending appointment of new Zoning Hearing Board solicitor. Second by Keith Landis. All Ayes. **Motion Approved.**
- Review and approval of Rettew's October 11, 2024 Calamus Run Restoration Project Proposal is tabled until the full Board of Supervisors could be present to discuss it.
- Keith Landis **motioned** to accept resignation of Elected Auditor, Douglas Brubaker. Second by Bob Devonshire. All Ayes. **Motion Approved.**

At 8:37 p.m., Vice-Chairman Jason Myer convened a public hearing to adopt the following ordinances:

Vice-Chairman Myer presented the Ordinances. No public comment was received.

- Bob Devonshire **motioned** to adopt Ordinance No. 2024-03, An Ordinance Establishing a Speed Limit on N. Belmont Road. Second by Keith Landis. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to adopt Ordinance No. 2024-04, An Ordinance Establishing a School Zone Speed Limit on N. Belmont Road and London Vale Road. Second by Keith Landis. All Ayes. **Motion Approved.**

At 8:39 p.m., Vice-Chairman Myer adjourned the public hearing and the regular meeting resumed.

- Jason Myer **motioned** to adopt Notice of 2025 Public Meetings as advertised on October 18, 2024. Second by Keith Landis. All Ayes. **Motion Approved.**
- Keith Landis **motioned** to adopt 2025 Budget as advertised on October 18, 2024. Second by Bob Devonshire. All Ayes. **Motion Approved.**

- Bob Devonshire **motioned** to adopt Resolution No. 2025-1, 2025 Tax Levy Resolution. No proposed increase or changes for 2025. Second by Keith Landis. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to adopt Resolution No. 2025-2, 2025 Real Property Tax Millage Rates. No proposed increase or changes for 2025. Second by Keith Landis. All Ayes. **Motion Approved.**
- Keith Landis **motioned** to appoint County of Lancaster to collect municipal real estate taxes and the County of Lancaster real estate taxes effective with the 2025 real estate taxes. Second by Bob Devonshire. All Ayes. **Motion Approved.**

ANNOUNCEMENTS:

- Mr. Devonshire announced he has completed his last Emergency Management Coordinator (EMC) course, so will be officially certified to carry out the duties of his appointed Township EMC position.

ADJOURN:

- At 8:43 p.m., Bob Devonshire **motioned** to adjourn meeting. Second by Jason Myer. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary/Treasurer