

## MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice-Chairman Jason Myer, Supervisors: Keith Landis, Adam Bills and Bob Devonshire, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Roadmaster Blaine Stoltzfus, Sewer Authority Chairman Bryan Stoltzfus, Parks Supervisor Adryan Yothers, Park Foundation Chairman Michael Hartmann, Joshua Knosp, Wanda Ranck, Daniel Beiler, David Johnson, Nissa Stoltzfus, Tim Stoltzfus, Dwylan Beiler, Tony Kauffman, Simeon Stoltzfus, Jonathan Ebersol, Nvelle Barrett, Robert L. Patton, III, Bob Bell, Denise Bell, Marcella Peyer-Ferry (LNP), Sam Petersheim, Natasha Narewski, Joey Narewski, Anthony Narewski, Sebastien Baker, Samuel S. Stoltzfus, Dennis Groff, Ivan King and Jonas Fisher.

### CALL TO ORDER/FLAG CERMONY AT 7:00 P.M.

#### MINUTES

- Adam Bills **motioned** to approve the Board of Supervisors Meeting Minutes for September 17, 2024. Second by Keith Landis. All Ayes. **Motion Approved.**

#### TREASURERS REPORT/BILLS

- Jason Myer **motioned** to approve the September 2024 Treasurer's Report. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Bob Devonshire **motioned** to approve the October 2024 Disbursement List of Bills to be Paid. Second by Jason Myer. All Ayes. **Motion Approved.**

#### PERSONS TO BE HEARD:

##### SUBDIVISION/LAND DEVELOPMENT/STORMWATER MANAGEMENT – BRIEFING ITEMS

- Roger A. Fry, Fry Surveying, Inc. – Leaman Place Land Holdings, LLC – 7 Township Drive – Revised Final Land Development Plan. No one appeared to present this plan.

PUBLIC COMMENT: None.

#### CORRESPONDENCE:

- Valley Youth House Mentoring Program flyer.
- Hurricane Helene Disaster Relief flyer.

#### TOWNSHIP REPORTS

##### TOWNSHIP MANAGER

- Updates/Report by Township Manager, David Thompson.

Public Comment:

Dennis Groff suggested the Township cancel Trick-or-Treat since it will be hosting a Trunk-or-Treat event on October 25, 2024, and due to the multiple other churches and organizations in the area that host trunk-or-treat events. He feels it is dangerous to have children out on the road in the dark. Multiple persons expressed objections to this suggestion.

**ROADMASTER:**

- Updates/Report by Roadmaster, Blaine Stoltzfus.

**EMERGENCY SERVICES**

- September 2024 Emergency Services Call Report.
- Pequea Valley Fire Department September Report & Profit and Loss Statement.
- Jason Myer **motioned** to approve Pequea Valley Fire Department's request to apply balance of remaining financial commitment for the 2018 Tanker to the monthly payments for the new Tanker. Second by Adam Bills. All Ayes. **Motion Approved.**
- LEMSA Award Presentation.

**PLANNING COMMISSION:**

- Updates by Township Manager, David Thompson.

**ZONING HEARING BOARD:**

- Report by Zoning Officer, Walter Hockensmith.
- 74 Paradise Lane: Ratify October 8, 2024 Notice of Violation & Cease and Desist order to Red Well Rentals, LLC, for not obtaining Zoning Hearing Board approval for operation of an ABNB and installation of a hot tub without a permit.

Following Mr. Hockensmith presenting his request to ratify this Notice of Violation & Cease and Desist Order, Township Manager David Thompson commented regarding regulating short term rentals and the impact these rentals have on available and affordable housing in our community.

Public Comment:

- Bob Bell: Mr. Bell asked if property owners who violate the requirement to obtain Zoning Hearing Board approval for short term rentals can be forbidden from having one. Mr. Thompson said he cannot speak for the Zoning Hearing Board on that. Mr. Bell asked if the Township is looking into how to regulate future short term rentals. Mr. Thompson responded the Township is looking into short term rentals and housing in general.
- Dennis Groff: Mr. Groff said the Township needs to look into the motel on Route 30 that his being used as permanent housing. Mr. Hockensmith indicated he has been monitoring this situation as it relates to the Township's transient house regulations. Mr. Thompson said the Township will look into the matter, but stated this situation is indicative of the housing issues within the township.

Following public comment, Adam Bills **motioned** to ratify the October 8, 2024 Notice of Violation & Cease and Desist order to Red Well Rentals, LLC. Second by Keith Landis. All Ayes. **Motion Approved.**

#### **PARK & RECREATION COMMISSION:**

- Updates by Park Foundation Chairman, Michael Hartmann.

#### **SEWER AUTHORITY & SEO:**

- Updates/Report by Sewer Authority Chairman, Bryan Stoltzfus.
- Report by Dale High, SEO, for the period May 31 to August 23, 2024.

Public Comment: Dennis Groff asked if the Sewer Authority was looking at another rate increase to offset the increased costs for the plant expansion. Mr. Stoltzfus said there will be an increase, but an amount and start date has not yet been determined. He explained the Authority is scheduled to meet with its bonding agent, solicitor and engineers to determine what the next steps will be to capture funds to cover the increased costs of the expansion project.

Mr. Thompson advised that another third party provider would also be attending the November 4, 2024 Sewer Authority meeting to discuss performing a rate study. He also let those in attendance know that the Sewer Authority's engineer, Rettew, would be attending the November 19, 2024 Board of Supervisors meeting to discuss the financial status of the expansion project and encouraged anyone with questions about this matter to attend that meeting.

Ongoing discussions and comments were had/made regarding the financial position of the Sewer Authority as it relates to the increased costs for the plant expansion, which included, among other things, dissolution of the Sewer Authority, the potential for increased taxes should the Township have to absorb the Sewer Authority and its debt, and legal remedies available to the Township and the Sewer Authority.

#### **OLD/NEW BUSINESS:**

- Cherry Crest Farms – New Building Stormwater Management Plan: Before discussions were had, Chairman Coleman recused himself and gave the floor to Supervisor Bills. Mr. Bills presented the request to approve reduction of Financial Security from \$26,146.60 to 19,290.61. Keith Landis **motioned** to approve this request. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Mr. Thompson presented the Belt Loader Co-op Equipment Agreement revised to allow non-members to use the belt loader. After discussion was had, it was the unanimous opinion of the Supervisors that only members should be permitted to use the equipment. As a result, approval of the Agreement was tabled until all Townships party to the Co-op Agreement weigh in the use of the equipment by non-member entities.

#### **Public Comment:**

- Wanda Ranck. Mrs. Ranck asked if you have to pay to be a member and, if so, can the amount of the membership be built into the rental fee until payment has been received in full. Mr. Thompson said he thinks that would become too convoluted to track.

- Dennis Groff. Mr. Groff said the biggest thing is to ensure a qualified operator is manning the equipment. Mr. Thompson said that is a requirement in the proposed agreement.
- Ms. Farra presented and explained the purpose of Resolution No. 2024-10, A Resolution Adopting a New Agency Open Records Policy and Appointing an Agency Open Records Officer Pursuant to Act 3 of 2008. After discussion was had, Adam Bills **motioned** to adopt Resolution No. 2024-10. Second by Jason Myer. All Ayes. **Motion Approved.**
- Adam Bills **motioned** to approve advertising Ordinance No. 2024-03, An Ordinance Establishing a Speed Limit on N. Belmont Road. Second by Keith Landis. All Ayes. **Motion Approved.**

Public Comment: Mr. Groff asked what the speed limit is for the bridge and advised that it was previously posted at 15mph, but the speed limit signs were removed during past bridge repairs and never reinstalled. Mr. Thompson said he will look into that.

- Adam Bills **motioned** to approve advertising Ordinance No. 2024-04, An Ordinance Establishing a School Zone Speed Limit on N. Belmont Road and London Vale Road. Second by Jason Myer. All Ayes. **Motion Approved.**
- Adam Bills **motioned** to approve advertising the Notice of 2025 Public Meetings. Second by Bob Devonshire. All Ayes. **Motion Approved.**
- Ms. Farra presented the proposed 2025 Budget.

Public Comment: Jonas Fisher asked what all is included in the Culture & Recreation expense category. Ms. Farra explained it includes all expense for maintenance and upkeep of the park which, for 2025, includes the costs for the new shed installation.

After public comment was received, Bob Devonshire **motioned** to approve advertising the 2025 Budget. Second by Jason Myer. All Ayes. **Motion Approved.**

**ANNOUNCEMENTS:** None.

**ADJOURN:** At 8:27p.m., Adam Bills **motioned** to adjourn meeting. Second by Keith Landis. All Ayes. **Motion Approved.**

Respectfully Submitted By:

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Karen E. Farra, Secretary/Treasurer