

WORKSHOP MINUTES

Those in Attendance: Chairman Dylan Coleman, Vice-Chairman Jason Myer and Supervisor Adam Bills; Township Manager David Thompson, Secretary/Treasurer Karen Farra, Roadmaster Blaine Stoltzfus, Jeff Smoker and Garrett Moore.

CALL TO ORDER/FLAG CEREMONY AT 10:00A.M.

MINUTES

- Minutes to be reviewed/approved at the December 17, 2024 Board of Supervisors Meeting.

TREASURERS REPORT/BILLS

- Treasurer's Report to be reviewed/approved at the December 17, 2024 Board of Supervisors Meeting.
- Disbursement List of Bills to be paid to be reviewed/approved at the December 17, 2024 Board of Supervisors Meeting.

PERSONS TO BE HEARD:

- Jeff Smoker – Smoker Door Sales – 87 N. Kinzer Road: Mr. Smoker presented plans for construction of proposed 60' x 120' storage building and requested a waiver of land development and major stormwater management planning. Mr. Smoker advised his wholesale business is growing requiring additional storage space to stage incoming products pending delivery to end user. He indicated he is aware of the requirements for the set-back from the stormwater easement, parking and driveway, and will comply with those requirements. The proposed storage building will be constructed on top of existing impervious area, so there will be no new impervious area added. Mr. Smoker indicated there will be no increase in traffic flows above what is already approved for the site. He indicated there may be 1-3 new employees and one more delivery truck added over the next 5 years, but there is currently enough parking for those additional employees. He indicated the new building will be designed to match the existing structures. With regard to stormwater, after discussion was had, it was determined the stormwater from the new building would be directed underground to the existing basin where the parking lot stormwater is currently directed. Mr. Thompson told Mr. Smoker that if his waiver requests are granted, he will still be required to submit a stormwater permit and plan to the Township for in-house review and approval.

After discussion was had, Jason Myer **motioned** to approve request for waiver of land development planning. Second by Adam Bills. All Ayes. **Motion Approved.**

Thereafter, Adam Bills **motioned** to approve request for waiver of stormwater management planning conditioned upon submission of a stormwater management permit to the Township for in-house review and approval. Second by Jason Myer. All Ayes. **Motion Approved.**

- Garret Moore, PFM Financial Advisors, regarding Sewer Authority (“the Authority”) finances. Mr. Moore presented a handout outlining loan proposal presented to the Authority by Raymond James, various debt service scenarios, debt relief options and other matters the Township should consider with regard to financial support to the Authority. Discussion was had regarding various topics related to these matters, which included dissolution of the Authority and what that would entail. It was resolved PFM would prepare and provide illustrative loan structures were the Township to loan funds to the Authority in lieu of, or in addition to, it obtaining outside funding.

PUBLIC COMMENT: None.

CORRESPONDENCE: None

TOWNSHIP REPORTS

TOWNSHIP MANAGER:

ROADMASTER:

- Discussion was had regarding pedestrian crosswalk maintenance needs and requirements. It was resolved Ms. Farra would research records to determine past practices for payment of crosswalk and railroad crossing painting and reimbursements of the costs incurred.

EMERGENCY SERVICES:

PLANNING COMMISSION:

ZONING HEARING BOARD:

PARK & RECREATION COMMISSION:

SEWER AUTHORITY & SEO:

OLD/NEW BUSINESS:

- Aaron G. Zook – 44 Harristown Road – Subdivision & Land Development Plan: Adam Bills **motioned** to adopt Resolution No. 2024-12, a Resolution for Plan Revision for New Land Development. Second by Jason Myer. All Ayes. **Motion Approved.**
- Hanover Engineering 2025 Reappointment and Professional Fee Schedule was provided to the Supervisors for review.
- Rettew 2025 Engineering Services Proposal was provided to the Supervisors for review.

ANNOUNCEMENTS: None.

ADJOURN:

- At 12:01p.m., Jason Myer **motioned** to adjourn meeting. Second by Adam Bills. All Ayes. **Motion Approved.**

Respectfully Submitted By:

Karen E. Farra, Secretary/Treasurer