

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 & Recreation Chairman, Michael Hartmann, Wanda Ranck, Wendall Ranck, Joshua Knosp, Dave Johnson, Christy Fieldsa, Nick Lopez, AJ King, Molly Hughes, Marcella Peyre Ferry (LNP), Bob Bell, Jonas Fisher, Amos Fisher, Ivan King, David King, Clint Yonce, Roger Fry, Sam Petersheim, Clayton Renshaw, Mike Barbieri, Charlene Ranck, Samuel Lantz and other persons who did not sign in.

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

MINUTES

- Jason Myer **motioned** to approve the Board of Supervisors Meeting Minutes for July 16, 2024. Second by Bob Devonshire. All Ayes. **Motion Approved.**

TREASURERS REPORT/BILLS

- Bob Devonshire **motioned** to approve the July 2024 Treasurer's Report. Second by Adam Bills. All Ayes. **Motion Approved.**
- Jason Myer **motioned** to approve the August 2024 Disbursement List of Bills to be paid. Second by Keith Landis. All Ayes. **Motion Approved.**

PERSONS TO BE HEARD:

SUBDIVISION/LAND DEVELOPMENT – BRIEFING ITEMS

- Mike Barbieri, Yerkes Associates, Inc. – Clayton Renshaw – 941A Strasburg Road – Lot Add-on Plan. Mr. Barbieri presented plans. He relayed that because part of the property will be transferred to Mr. Lantz's property in Salisbury Township; they will be seeking a deferral of land development from Salisbury Township.
- Jason P. Shaner, Impact Engineering Group – Aaron G. Zook – 44 Harristown Road – Subdivision & Land Development Plan. No one appeared to present this plan.

SUBDIVISION/LAND DEVELOPMENT/STORMWATER MANAGEMENT – ACTION ITEMS

- Roger A. Fry, PLS, Fry Surveying, Inc. – Daniel F. & Sara B. Lapp – 145 Iva Road – Preliminary/Final Subdivision Plan. Mr. Fry appeared and presented the plans and waiver requests for approval as noted below. After discussion was had, the following actions were taken:
 - Adam Bills **motioned** to approve request for waiver of SALDO Section 403.1.A – Plan Scale. Request to provide a 1"=200' scale on coversheet and a 1"=100' scale on all other sheets. Second by Jason Myer. All Ayes. **Motion Approved.**

- Adam Bills **motioned** to approve request for waiver of SALDO Section 403.3 – Existing Features Plan and Section 403.4 – Proposed Features Plan. Request to not provide separate plan sheets for existing and proposed features. Second by Jason Myer. All Ayes. **Motion Approved.**
- Adam Bills **motioned** to approve request for waiver of SALDO Section 408.4 – Wetland Study. Request to not provide a wetland study. Second by Jason Myer. All Ayes. **Motion Approved.**
- Adam Bills **motioned** to conditionally approve the plan. Second by Jason Myer. All Ayes. **Motion Approved.**
- Molly H. Hughes, P.E., Red Barn Consulting, Inc. – Jonathan Z. Beiler – 254 S. Kinzer Road – Sewer Module and Final Subdivision & Land Development Plan. Ms. Hughes appeared and presented the sewer module, waiver/modification requests and the plans. After discussion was had, the following actions were taken:
 - Sewer Module: Adam Bills **motioned** to adopt Resolution No. 2024-7, a Resolution for Plan Revision for New Land Development. Second by Keith Landis. All Ayes. **Motion Approved.**
 - Adam Bills **motioned** to approve request for waiver from Subdivision & Land Development Ordinance (SALDO) Section 408.4 – Requirement to perform a wetland study. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Adam Bills **motioned** to approve request for waiver from SALDO Section 503 – Requirement to obtain plan or permit approval from PA DEP or the Lancaster County Conservation District. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Request for Modification of SALDO Section 607.1.D – Requirement that all lots shall front on an approved public or private street. Plan proposes to provide access through an existing private driveway. Ms. Hughes advised the revised plan submission revised this request to a modification of SALDO Section 602. This change was duly noted. Thereafter, Adam Bills **motioned** to approve the request for modification of SALDO Section 602. Second by Bob Devonshire. All Ayes. **Motion Approved.**
 - Discussion was had regarding the safe stopping distance requirements not being met due to the location of the existing driveway, curvature of the existing roadway and vegetative growth along the roadway on neighboring lots. It was decided no further action needed to be taken to remedy the safe stopping distance given all conditions are pre-existing. Thereafter, Jason Myer **motioned** to approve the plans conditioned upon all comments in the Township Engineer’s review letter being met, and a driveway maintenance and easement agreement being duly prepared, signed and recorded for the proposed shared driveway. Second by Keith Landis. All Ayes. **Motion Approved.**

PUBLIC COMMENT: Mr. Coleman called for public comment and no comments were proffered.

CORRESPONDENCE: None.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Updates/Report by Township Manager, David Thompson. Mr. Thompson announced there will be an open house at Calamus Run Estates on September 23, 2024 to discuss the Calamus Run, stormwater runoff issues, stream protection, etc. He also shared information regarding the ongoing meetings with Leacock and Salisbury Townships and the Lancaster County Planning Department to develop a new/updated Pequea Valley Comprehensive Plan. Mr. Thompson notified everyone that there is a survey available for residents to complete that will help develop the Comprehensive Plan, and strongly urged everyone to take the 10-15 minutes needed to complete the survey. He said there are paper copies of the survey in the lobby, as well as cards with QR codes that can be scanned to take you directly to the survey. Mr. Thompson said anyone needing a computer or other assistance to complete the survey is welcome to call or stop by the Township, and he will provide any needed assistance.

Public Comment:

Wanda Ranck asked what happens if a farmer passes his land onto his children and those children decide to sell the land for development? She hates to see farmland go. Mr. Thompson responded that they can do this as long as all proposed development meets code requirements. He emphasized that this is why it is important for as many people as possible to complete the survey to begin discussions on ways to support our farmers so they and their children can keep farming.

Mr. Coleman asked if any of the Comprehensive Plan meetings are open to the public. Mr. Thompson said they are not really set-up for that; however, they are working to schedule at least two public meetings to discuss the proposed Comprehensive Plan and receive public comment before the Plan is finalized.

ROADMASTER:

- Updates/Report by Roadmaster, Blaine Stoltzfus. As part of his report, Mr. Stoltzfus provided a list of the roads to be oiled and chipped. Mr. Thompson commended the Public Works crew for the site preparation work they did for the new park shed.

EMERGENCY SERVICES

- July 2024 Emergency Services Call Report. Mr. Thompson presented the call report and financial reports provided by Pequea Valley Fire Department.
- AJ King presented the Pequea Valley Fire Department's request to apply the balance of remaining financial commitment towards monthly payments for 2018 Tanker to the monthly payments for the new Tanker instead. After discussion was had, it was decided to table discussions on this matter until a workshop meeting can be held to discuss funding for all of the fire companies as a whole.

PLANNING COMMISSION:

- Updates by Township Secretary, Karen Farra, and Zoning Officer, Walter Hockensmith.

ZONING HEARING BOARD:

- Report by Zoning Officer, Walter Hockensmith. After presenting his report, upon request by Mr. Devonshire, Mr. Hockensmith provided update regarding the outcome of the court proceedings with Mr. Samuel Esh regarding multiple Zoning Ordinance violations.

PARK & RECREATION COMMISSION:

- Updates by Park Foundation Chairman, Michael Hartmann. After Mr. Hartmann provided updates, Mr. Thompson commended the Boy Scout's for their financial and other commitments to the new park shed project.

SEWER AUTHORITY & SEO:

- Updates/Report by Sewer Authority Chairman, Bryan Stoltzfus. Discussion was had regarding the financial position of the Sewer Authority in relation to the plant upgrades. Mr. Thompson advised it appears the Sewer Authority will have just enough financial resources to cover their costs, but will be short approximately \$500,000 to complete the plant upgrades. He emphasized the importance of the Sewer Authority Board developing a financial plan that will carry them further into the future. Mr. Devonshire asked if they had looked into becoming a receiving station. Mr. Thompson said that has been mentioned; however, it is a completely different permitting process to do this. Mr. Stoltzfus said he will look into it, but he has to find out first if the new plant is designed to handle septic waste, as the old plant was not.

OLD/NEW BUSINESS:

- Bob Devonshire **motioned** to approve the Lancaster County Conservation District's Stream Monitoring Program updated Participation Agreement and Landowner Access Authorization Agreement. Second by Adam Bills. All Ayes. **Motion Approved.**

ANNOUNCEMENTS: None.

ADJOURN:

- At 8:04 p.m., Adam Bills **motioned** to adjourn the meeting. Second by Bob Devonshire. All Ayes. **Motion Approved.**

Respectfully Submitted:

Karen E. Farra, Secretary/Treasurer