

## MINUTES

**Those in Attendance:** Supervisors - Vice Chairman Jason Myer, Adam Bills, Bob Devonshire, and Keith Landis; Township Manager David Thompson, Zoning Officer Wally Hockensmith, Roadmaster Blaine Stoltzfus, Sewer Authority Chairman Bryan Stoltzfus; Mark and Cindi Stettler, Matthew Mack (Mack Eng.), Todd Smeigh (DC Gohn), Amanda Groff (Harbor Eng.), Eldon Stoltzfus, Bob Broderick, Wanda and Wendall Ranck, Kevin Vattelana, Christy Fieldsa, Sam Petersheim, Jacob King, Bob Bell, Dwayne King, Clint Yonce, Mike Hartmann, and Sam Beiler.  
**Absent:** Chairman Dylan Coleman, Secretary/Treasurer Karen Farra

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

### MINUTES

- Board of Supervisors Meeting Minutes for May 21, 2024 were reviewed and approved. **Motion:** B. Devonshire. **Second:** K. Landis. **Vote:** 4-0.

### TREASURER'S REPORT/BILLS

- May 2024 Treasurer's Report was reviewed and approved. **Motion:** K. Landis. **Second:** B. Devonshire. **Vote:** 4-0.
- June 2024 Disbursement List of Bills to be paid was reviewed and approved. Notable payments included the park security cameras (\$26,792.50) and shed deposit (\$18,115.31), storage container (\$7,703.50), and restoring power to the office after the utility pole was hit (\$1,370.12). A. Bills requested contacting Troop J to see if an accident report was generated so we can seek reimbursement for the cost to restore power to the township office. **Motion:** A. Bills. **Second:** B. Devonshire. **Vote:** 4-0.

### PERSONS TO BE HEARD:

**SUBDIVISION/LAND DEVELOPMENT - BRIEFING ITEMS:** None

### **SUBDIVISION/LAND DEVELOPMENT/STORMWATER MANAGEMENT - ACTION ITEMS:**

- Matthew J. Mack, Mack Engineering - Vintage Acquisitions, LLC - Vintage Business Park - Lots 4, 5, 14 & 15 - Revised Final Land Development & Lot Add-On Plan - M. Mack presented the plan with waiver, modification, and deferral requests. Waivers were granted for SALDO Sections 602.5 (Reconstruction of Perimeter Streets), 602.14.C.2 (Max. Length of Cul-de-sac Streets), 602.5 and 603.1.A (Construct Standards for Collector Streets and Access Drive Construction), 602.10.F.3 (Minimum Radius of Cartway Edge at Intersections). Modifications were granted for SALDO Sections 602.10.F.3 and 603.1.D (Min. Radius for Access Drive Intersection of 35'), 602.10.E (Intersections Separation) and SWMO Sections 504.4.D.3 (Swale Min. 2% Slope) and 504.4.A.3 (Cover Design Criteria). Deferrals were granted for SALDO Sections 602.11 (Curbing), 602.12 (Sidewalk), and 408.3 (Traffic Impact Study). There was additional discussion about the long-term ownership and maintenance of the access drive to the pump station. E. Stoltzfus agreed to own, maintain, and provide an easement to the Sewer Authority. They also agreed to post Financial Security (\$513,677.41). The plan was conditionally approved. **Motion:** B. Devonshire. **Second:** A. Bills. **Vote:** 4-0.

- Todd E. Smeigh, DC Gohn Associates - Benuel K. Fisher - 113 Esbenshade Road - Stormwater Management Plan - T. Smeigh presented the plan with modification requests. Modifications were granted for SWMO Sections 504.4.(a).[4] (Min. Pipe Diameter) and 505.4.(d).[3] (Swale Min. 2% Slope) and SALDO Section 603.1.E (Min. Separation Distance from Maj. Collector Road). T. Smeigh presented a traffic report and stated there are no safety concerns with the proposed 150' intersection separation from Strasburg Road since there will be minimal business and delivery activity along the low-volume road. Truck traffic can pull into an oversized driveway and back into the loading area. There was a discussion about driveway width and T. Smeigh agreed to modify the entrance with concrete aprons to reduce the width. K. Landis commented that the driveway should not be any closer to the intersection to accommodate trucks but the increased driveway width will accommodate truck turning. B. Devonshire stated it would be beneficial for emergency services to be closer to Strasburg Road than further down Esbenshade Road. J. Myer noted the clear sight at the intersection so the shorter driveway separation distance is not an issue. The plan was conditionally approved. **Motion:** A. Bills. **Second:** B. Devonshire. **Vote:** 4-0.
- Amanda Groff, Harbor Engineering - MK Legacy, LLC - 15 S. Kinzer Road - Preliminary/Final Land Development and Lot Add-On Plan - A. Groff presented the plan with modification, waiver, and deferral requests. MK will only develop the southern half of the property and will install a temporary drive for emergency access. Modifications were granted for SALDO Sections 403.1.A (Plan Scale), 403.3.B (Existing Features), 602.8.D/E (Access Drive Horizontal Alignment), 602.10.F.3 (Cartway Radius), 603.1.D/G (Access Drive General Standards), 603.2 (Access Drive Lighting), 609.1 (Landscape Screening), and SWMO Sections 504.4.(A)[3] (Pipe Cover), 504.4.(A)[4] (Pipe Diameter), 504.4.(D)[3] (Swale Slope), 505.3.(A)[2] (Interior Side Slope), 506.1.B.3 (Max. Loading Ratios), 507.9 (Geotextile Placement). A deferral was granted to only require financial security (\$792,597) for the southern portion of the project with the rest being completed at a later date. The modification request for SALDO Section 602.10.D (Clear Sight Triangles) was denied (**Motion:** A. Bills. **Second:** B. Devonshire. **Vote:** 4-0.). The plan was conditionally approved with the modifications, deferral, and need for a final revision and review to address the clear sight triangle issue. **Motion:** A. Bills. **Second:** B. Devonshire. **Vote:** 4-0.
- RSJS Storage Units - 3402 Lincoln Highway East - Financial Security Reduction - B. Broderick requested a full release from the Financial Security (\$46,999.95) since all of the site work and inspections were completed. Notes on the as-built plans are the only outstanding issues and are being completed. The letter of credit is scheduled to renew in July so the applicant does not want to incur the additional expense. Request was granted. **Motion:** A. Bills. **Second:** K. Landis. **Vote:** 4-0.

#### **PUBLIC COMMENT:**

- C. Fieldsa and B. Bell requested information about the proposed multi-unit housing project at Rt. 30 and N. Belmont Rd. C. Fieldsa stated that the project managers (HDC Mid-Atlantic) presented to the Pequea Valley School Board and requested water access at Paradise Elementary. She is opposed to allowing access due to existing water availability issues at the school and around the township. B. Bell asked if the Board would support this project. D. Thompson clarified that there's only been a few meetings with HDC Mid-Atlantic over the past two years but there has never been any plans shown to the township. There was also discussion about the challenge of finding water that meets DEP requirements (100' radius) and any plan will need to be formally submitted, reviewed, and approved or denied by the township.

- M. Stettler shared his ongoing concern at the intersection of Georgetown Rd. and S. Belmont Rd. He requested that the township contact PennDOT to review the speed limits along both roads. A map exhibit was provided with the proposed speed limit adjustments. D. Thompson agreed to contact PennDOT with this additional request but shared that improvements are currently being designed for the intersection, including pavement markings, signs, and flashing lights.

### CORRESPONDENCE:

- PA DEP May 23, 2024 letter regarding Compass Quarries, Inc., d/b/a Allan Myers Materials, Inc., application to correct NPDES Permit.
- East Lampeter Township May 29, 2024 letter regarding an amendment to the East Lampeter Township Village General Zoning Ordinance to allow for the manufacturing use within the Village General Zone.

### TOWNSHIP REPORTS:

#### TOWNSHIP MANAGER

- D. Thompson presented the Manager's Report for May.

#### ROADMASTER

- B. Stoltzfus presented the Roadmaster Report for May.
- **Co-Op Meeting** - the meeting summary was reviewed for the June 4, 2024 members meeting of the Chipper and Belt-Loader.
  - Discuss and approve taking the necessary steps to termination of the Chipper Co-op. There was discussion about limitations of the current chipper and availability of renting the equipment as needed. J. Myer shared concern about ending the chipper co-op and selling the equipment if there is ever a need. B. Stoltzfus suggested members have the option to purchase the chipper, but stated Public Works would like to invest in a bigger chipper. Permission was granted to terminate the chipper co-op and make arrangements to sell the equipment. **Motion:** A. Bills. **Second:** B. Devonshire. **Vote:** 4-0.
  - Discuss and approve taking the necessary steps to update the Belt-Loader Co-op Agreement and adding Providence Township to the Co-op. The Belt Loader agreement was reviewed and there was discussion about implementing an annual membership fee, updating the hourly rate, designating operators, training requirements, and insurance coverages. D. Thompson will work with the other townships to update the agreement for the Board to review.
- **N. Belmont** - Discuss and approve having the Township Engineer, Hanover Engineering, prepare a Safe Running Speed Study for N. Belmont Road.\* - the project proposal was reviewed with an estimated cost of \$2,845, including analysis for Speed Limit, School Zone Signage, and Traffic Calming. D. Thompson stated Hanover's objective to conduct the study and recommend effective, low-cost solutions. **Motion:** A. Bills. **Second:** K. Landis. **Vote:** 4-0.

#### EMERGENCY SERVICES

- D. Thompson presented the May 2024 Emergency Services Call Report.

### PLANNING COMMISSION

- No updates were reported. June 4, 2024 Planning Commission Meeting was canceled.

### ZONING HEARING BOARD

- W. Hockensmith presented the Zoning Officer Report for May.

### PARK & RECREATION

- M. Hartmann provided park updates and financial statements from the Park Foundation.

### SEWER AUTHORITY & SEO

- B. Stoltzfus provided updates from the Sewer Authority.
- April 1, 2024 Minutes were reviewed.
- B. Devonshire inquired about the recent increase in tapping fees for several businesses. B. Stoltzfus stated that surveys were sent out and EDUs were reassessed based on the increase in employees. Letters were sent explaining the reassessment and requesting the additional tapping fee. EDUs and tapping fees are designated for the property to ensure the allotted capacity. B. Devonshire recommended providing more justification for this process so that policies and procedures are made more to customers moving forward.

### OLD/NEW BUSINESS:

- Kevin Vattelana and Nicholas Canzeroni were appointed as township equipment operators. **Motion:** A. Bills. **Second:** K. Landis. **Vote:** 4-0.

### ANNOUNCEMENTS: None

### ADJOURN:

- **8:50 p.m. - Motion:** A. Bills. **Second:** K. Landis. **Vote:** 4-0.

Respectfully Submitted By:

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David S. Thompson, Township Manager