

## WORKSHOP MINUTES

Those in Attendance: Chairman Adam Bills, Vice-Chairman Allen Fisher, Supervisors: Ray Rice, Craig Keenan and Samuel Beiler, Township Manager David Thompson, Secretary/Treasurer Karen Farra, Zoning Officer Walter Hockensmith, Jim Knosp, Jonas Fisher, Seth Hill, Esq., and Joseph Beiler.

### CALL TO ORDER AT 10:00A.M.

### MINUTES

- Minutes to be reviewed at April 18, 2023 Board of Supervisors Meeting.

### TREASURERS REPORT/BILLS

- March 2023 Treasurer's Report to be reviewed at April 18, 2023 Board of Supervisors Meeting.

### PERSONS TO BE HEARD:

- Seth Hiller, Esq., Blakinger Thomas & Joseph Beiler, Chairman Cornerstone Retreat: Mr. Hiller and Mr. Beiler presented a concept plan for construction of a non-profit rehabilitation/retreat facility at 41 Blackhorse Road for the exclusive use of members of the Old Order Amish Sect, 1963 Confession of Faith, or older, only. Mr. Hiller explained the facility would not be utilized as a hospital, urgent care, or other medical clinic, nor provide emergency medical services. Mr. Hiller and Mr. Beiler provided a general overview of the care provided, planned staffing, and other general services to be provided. Mr. Hiller indicated the intent for today was to determine if the Board of Supervisors would be open to this proposed project, or if they would oppose it.

Chairman Bills called for public comment. No comments were proffered at this time.

Discussion was had and comments offered by the Supervisors and Township Manager with regard to land use, sustainability, and general impact the project would have on the community and the Township as a whole. Ultimately, the Supervisors recommended the project be presented to the Zoning Hearing Board, as required, for approval, and indicated they would follow the recommendations of the Zoning Hearing Board. Chairman Bills recommended that they better define and clarify exactly what operations will be conducted within the facility to the Zoning Hearing Board.

During discussions, Jonas Fisher offered comment regarding the project and viewed the proposed plan. Mr. Fisher asked Mr. Beiler and Mr. Hiller if they would be acquiring the entire lot and if there would be any proposal for any residential construction on any portions of the lot. He also asked if

any other proposals for development of this lot had been offered to the Township. Mr. Beiler advised there would be no other development on the lot other than the proposed facility. He pointed out that the intent is to leave portions of the lot as is for continued farming and that screening would be provided in order for residents to continue to have a farm view. He confirmed they have a conditional agreement for purchase of the lot that hinges upon the Township approving construction of the facility. Mr. Fisher expressed the opinion that neighboring property owners would likely prefer this over a residential subdivision. Mr. Hiller, Mr. Beiler and Mr. Fisher all pointed out that the property is heavily deed restricted and would require many other approvals and removals of restrictions from other third parties, in addition to any Township approvals, before the project can get underway.

**PUBLIC COMMENT:** Chairman Bills called for public comment. None was proffered.

**CORRESPONDENCE:**

- Daniel Lapp Stormwater Management Plans - 154 Iva Road: Rettew March 21, 2023 Review No. 1 Letter.
- PSATS March 15, 2023 Memorandum regarding 2023 Proposed Resolutions & Nominations Report.

**TOWNSHIP REPORTS**

**TOWNSHIP MANAGER**

**EMERGENCY SERVICES**

- Kinzer Fire Company 2022 Incidents Report.

**PLANNING COMMISSION:**

**ZONING HEARING BOARD:**

- Mr. Thompson presented proposed Short-Term Rental Policy for discussion. This policy provided for the governing of short-term rentals based upon the limited avenues provided for in the existing Zoning Ordinance. After discussion was had, it was determined the best course of action is to pursue a Zoning Ordinance update to address short-term rentals. In the interim, the proposed policy would be followed.
- Mr. Thompson presented a proposed plan of action for updating the Zoning Ordinance for discussion. As part of the proposed plan, Mr. Thompson suggested that a Zoning Ordinance Update Committee be formed. He proposed this committee consist of one Supervisor, one Planning Commission Member, one Zoning Hearing Board Member, a member of the Sewer Authority, an engineer (from the Township Engineer's office), the Zoning Officer, himself, the Township Manager, and 1-3 members of the community. Mr. Thompson further advised that though he does not have a quote in hand, the Supervisors can expect the cost to the Township to update the Zoning Ordinance to be rather steep.

After discussion, it was determined that updating the Subdivision and Land Development Ordinance, Zoning Map and Comprehensive Plan would need to happen hand-in-hand with the Zoning Ordinance update. The Supervisors concurred that given the Zoning Ordinance has not been updated in 20 years, the cost to do so will be a necessary expense. Chairman Bills suggested that the Township Solicitor be an advisory/consulting participant in committee meetings, though not a committee member. It was further determined that the committee be limited to no more than 10 members, and that there be 2-3 the community members. The Supervisors authorized Mr. Thompson to proceed with the proposed processes to update the Zoning Ordinance.

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

- Mr. Thompson advised that the Park & Recreation Commission would be meeting tomorrow. He said that Kimberly Skethway would be attending this meeting to discuss Community Day planning. He said consideration would be given to the Township providing a full meal again as was done in prior years. Mr. Jonas Fisher commented that the Township used to provide chicken, corn, ice cream and drinks. Chairman Bills suggested the Township provide food again, but not have the community provide covered dishes. Supervisor Rice said in the 22 years he has participated in the planning, the Township provided chicken, hot dogs, potato salad, watermelon, corn, ice cream and drinks. Supervisor Beiler suggested maybe providing sandwiches instead, but all said everyone really looks forward to the BBQ chicken. Mr. Thompson commented that covered dishes could still be brought and people can choose not to partake.

#### **ROADMASTER:**

- Mr. Thompson presented request for approval of quote for additional tree work over and above the \$15,500 cost previously approved as part of the 2023 Budget. Ray Rice **motioned** to approve the additional \$6,700 in costs. Second by Craig Keenan. All Ayes. **Motion Approved.**

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

- Mr. Thompson advised the pre-construction meeting for the sewer plant upgrades will be held on Thursday, April 13, 2023.
- Public Comment: Mr. Jonas Fisher asked when the work will start on the plant. Mr. Thompson said in 2 to 3 months. Mr. Fisher recommended the Township ensure the contractors are made aware that the creek floods in heavy rains in order to avoid damage to machinery.
- Chairman Bills asked when Singer Avenue will be closed to traffic. Mr. Thompson said at the same time, or shortly after, the beginning of construction. He confirmed a lane will remain open for horse and buggy traffic.
- Supervisor Keenan asked if signs can be placed in advance of construction advising when and for how long the road will be closed. Mr. Thompson said he will look into this.

- Mr. Jonas Fisher asked when the work on Route 30 will be starting. Mr. Thompson said PennDOT said they will be starting the work in September. Chairman Bills asked when the light will be installed at Singer Avenue. Mr. Thompson advised PennDOT only said they would be starting work in September, but not the order in which the work will be completed.

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

- Adopt Resolution 2023-07, A Resolution Authorizing the Township to Enter Into the Settlement Agreements with TEVA, Allergen, Walgreens, Walmart and CVS, and Agree to the Terms of the Pennsylvania Opioid Misuse and Addiction Abatement Trust. Mr. Thompson explained this Resolution primarily supports the County in their pursuit of funding from the opioid settlements, but also ensures the Township would receive a portion of any funds received *if* we qualify for funding. Ray Rice **motioned** to Adopt Resolution 2023-07. Second by Samuel Beiler. All Ayes. **Motion Approved.**

#### **ANNOUNCEMENTS:**

- Chairman Bills announced the Board of Supervisors would be meeting in Executive Session following the meeting to discuss personnel matters.

#### **ADJOURN:**

- At 11:06a.m., Allen Fisher **motioned** to adjourn meeting. Second by Ray Rice. All Ayes. **Motion Approved.**