

WORK SHOP MINUTES

Those in Attendance: Supervisors: Ray Rice, Craig Keenan and Samuel Beiler, Township Secretary/Treasurer Karen Farra, Township Solicitor Frank Mincarelli, Zoning Officer Walter Hockensmith, Jason Smith, Don Ranck, Reily Noetzel, Esq., Tom Matteson, Jonas Fisher, Alvin Fisher and other members of the community that did not sign in.

MINUTES

- To be reviewed at Board meeting on December 20, 2022.

TREASURERS REPORT/BILLS

- Treasurer's Report and Disbursement List of Bills to be paid to be reviewed at Board meeting on December 20, 2022.
- JBS Hauling roll-off invoice for Paradise-Leaman Place Fire Company's pig roast even presented for payment approval. Discussion was had. Ray Rice **motioned** for approval of payment. Second by Samuel Beiler. All Ayes. **Motion Approved**

PERSONS TO BE HEARD/PUBLIC COMMENT:

- Reilly S. Noetzel, Esq., Barly Snyder – Samuel S. & Susie S. Stoltzfus – Belmont Fabric Land Development Plans: Attorney Noetzel presented Waiver Request to modify setback requirements on the proposed plan so as to concur with the current code requirements. Under existing final subdivision plan, the setback requirements are 20 feet from all property lines. The current code requires a 30 foot rear yard setback and 10 foot side yard setback. This lot consists of all side yards. Attorney Noetzel and Tom Matteson asserted the setbacks as defined under the final subdivision plan amount to no more than a restrictive covenant which the Township has no obligation to enforce. Township Solicitor Frank Mincarelli asserted the setbacks as stated on the final subdivision plan are what govern and are not otherwise affected by subsequent code changes. He further pointed out that if the Township were to approve the plans with the modified setbacks without the consent of the neighboring property owners, it could be subject to legal disputes with those property owners. Mr. Mincarelli stated the Stoltzfus' could file an application to amend the existing final subdivision plan, or obtain written consent from the neighboring property owners to the modified setbacks of 10 feet from all property lines. Mr. Reilly advised his clients did not want to pay the costs associated with amending the existing final subdivision plan and, after further discussion, agreed to pursue written consent from the neighboring property owners. Mr. Reilly asked if the Township would be agreeable to his advising the neighboring property owners that the Township would afford them this same deviation from the final subdivision plan should they pursue future land development projects on their

properties in effort to incentivize them to sign the agreement. Supervisor Keenan stated the Township would not be agreeable to this; and that any future land development plans for any of the neighboring properties would need to be considered on a case-by-case basis.

- Supervisor Ray Rice asked Mr. Jonas Fisher about his concerns regarding conservation projects and land development requirements. Ms. Farra commented that Mr. Fisher is scheduled to speak to the Board of Supervisors at their December 20, 2022 meeting regarding these matters. Regardless, Mr. Fisher provided a briefing regarding these matters pursuant to Mr. Rice's request. Mr. Fisher explained he feels the Township is requiring a lot more on new applications from farmers for stormwater projects meant to help conserve land and water resources than what was required of him when he undertook his project. He provided details of his project and his experience working with Team Ag. The Township Solicitor, Mr. Mincarelli explained there have been multiple updates to the Township's Stormwater Management Ordinance since when Mr. Fisher completed his project as a result of PA DEP mandates. Mr. Mincarelli further explained the requirements for the Township to follow the mandates and implement the requirements, as well as the liabilities the Township would face for its failure to ensure any work completed meets the requirements; especially if the system were to fail. Mr. Fisher impressed upon the Supervisors the importance of making the process as simple and inexpensive as possible so as not to deter farmers from doing this conservation projects.
- Alvin Fisher supported Jonas Fisher's position on this matter and explained that the delays caused by following the requirements cause a detriment to the farmers.
- Mr. Don Ranck addressed the Supervisors with regard to the pending merger of fire companies. He explained that approximately 5 weeks ago the Attorney General's Office contacted the Department of Agriculture regarding a complaint it received about the merger. In turn, the Department of Agriculture contacted the Farm Bureau who reached out to Mr. Ranck asking if he would look into the matter. Mr. Ranck advised he has spoken to several people, including those with other fire companies who have gone through mergers, has come away from those discussions with a couple of suggestions. Aside from those suggestions, he advised that rather than calling the process a merger or consolidation, make it a "collaboration" or "coordination". He also suggested not calling the committee overseeing the merger a "Steering Committee" as that name suggests that the committee is directing or pushing the process in a certain direction, rather than collaborating. Mr. Ranck said one suggestion he took away from his meetings, was to put the process on hold, step back and consider starting over. He said it was all so suggested that the merger be broadened to include all 6 local fire companies and 3 EMS in the discussions and to include them in the merger. Mr. Ranck said he feels doing this would provide a better opportunity for a successful merger. He expressed there has been a lot of misinformation disseminated and this needs to stop. Mr. Ranck said the leadership of Paradise-Leaman Place Fire Company wants a re-start and feels what is being proposed does not make sense. Mr. Ranck closed is opening comments stating that he is not asking for an approval of his suggestions by the Supervisors, he just wants to have his suggestions heard so they can at least be thought about and considered.

- Mr. Keenan acknowledged Mr. Ranck's comments and asked Jason Smith, the Chairman of the Steering Committee, for an update on the merger. Mr. Smith addressed Mr. Ranck stating his vision of a larger merger of emergency services is very grand and came out of nowhere. He said he is aware that the Chiefs from the surrounding fire companies meet and have had discussions regarding the merger. He also advised that in effort to improve communications, Paradise-Leaman Place Fire Company appointed three representatives from their organization for him to speak with and provide updates and details on the merger. Those persons are Barry Yunkin, Joshua Knosp and Ben Beiler. Mr. Smith said they are each provided updates, but he does not know how, when or if those updates are communicated back to their members. Mr. Smith invited Mr. Ranck to the January 18, 2023 Steering Committee meeting to present and discuss his ideas. He advised that various subcommittees have been established for addressing various operational and administrative matters and the Steering Committee has invited two members of the public to sit on the Committee. He said progress is being made slowly and that there is no value in starting over as this will not fix the issues. Mr. Smith explained that the merger is being done in such a way as to allow other fire companies to come on board at any point in the future once the merger is completed. Mr. Ranck acknowledged that he has spoken with other fire companies who have gone through a merger and though they had issues too, all worked out.
- Mr. Keenan asked Jonas Fisher how he feels about the merger process. Mr. Fisher said he has not heard anything in the last month from the Steering Committee regarding the status, and he does not feel the ball is in their court to ask about the status. He feels more clarity is needed. Mr. Smith responded that he gave an update to Barry Yunkin last month and reiterated the agreement to speak with Mr. Yunkin, Joshua Knosp and Ben Beiler to provide updates. Mr. Keenan expressed the importance of everyone giving something to the process. Mr. Ranck concurred with this and stated everyone can gain. Mr. Fisher commented that everything was taken away from Paradise-Leaman Place and nothing has been given. They have only been partially put back on the call boxes. He said he agrees there has to be give and take, but all has been taken from Paradise-Leaman Place - where's the give?
- Mr. Keenan said that outside of the monthly Supervisor's meetings, he hears a lot of support for the merger. Unfortunately, those in support of the merger, do not come to the meetings. He said he understands that no one wants to give up what they have, but he feels Paradise-Leaman Place would have a lot to bring to the merger, just as Kinzer and Gordonville do. Mr. Keenan emphasized that with the issues of sustainable funding and volunteer retention becoming more predominant, the merger has to happen - it is not meant to be a slap in the face. Mr. Keenan said he asked for an extension of time before the decision to change first due territories was made so he could talk to all of the fire companies. What he noted is that when he went to talk with members of Paradise-Leaman Place, some had no idea what was happening due to a lack of communication. He expressed that the lack of communication has been as bad as the misinformation. Mr. Keenan said there are too many negative comments being said about other fire companies and their members, and that needs to stop - it is not right to attack particular people. Mr. Fisher said there has been finger pointing from all sides

- Jason Smith clarified that the misinformation he has heard has been in the community. He has spoken with several members of the community who said they heard things that are not true. He said rumors are just rumors and thought they keep working to chip away at them, they will never end. There will always be people with ill intentions or an agenda that will spread opinions and rumors – there will always be people against the merger working to dismantle it. He said he has heard things about himself too that are not true, and what he has found is that the people saying things and spreading rumors or misinformation, are not people in a position to make decisions. Mr. Smith heard someone say no minutes are taken at the Steering Committee meetings and stated this is not true, since he takes the minutes. He expressed his appreciation of the opportunities to meet with Barry Yunkin, Joshua Knosp and Ben Beiler. He hopes to incorporate Paradise-Leaman Place into the merger more often as the process goes on, with them ultimately being brought in as a member of the Steering Committee. Mr. Smith said he will always make himself available to speak with anyone – just give him a call.
- Alvin Fisher asked Mr. Smith if his number is out there for the public to have. He responded his personal number is not out there for the general public, but anyone can call him at the firehouse. So far, he has only had 5 guys come to him to talk.
- Mr. Ranck suggested a community meeting outside of a Board of Supervisors meeting be held. Mr. Keenan said this will need to be discussed with the Steering Committee he will not speak for them.

CORRESPONDENCE:

- Aaron B. & Mary Ruth Stoltzfus – 218 S. Kinzer Road - Lot Add-on Plan: Rettew November 17, 2022 Review No. 3 letter (update only – plan approved 10/18/22).
- Vintage Acquisitions – BVP Lots 4, 5 & 14: Rettew November 7, 2022 Review No. 4 letter (no action to be taken – update only).
- Breco Ventures, LLC – VBP Lots 11-13 & 19-20: Rettew November 15, 2022 Review No. 3 letter (no action to be taken – update only).
- John S. Stoltzfus – 47 Cherry Hill Rd – Subdivision Plan: Rettew December 2, 2022 Review No. 5 letter (update only – plan approved 08/16/22).
- Charles & Janet Groff – 35 Kinzer Road – Subdivision Plan: PA DEP December 6, 2022 Subdivision and Land Development on-lot sewage disposal system approval letter.
- PA DEP Director of Quality Assurance November 14, 2022 letter regarding Sharps Environmental Services, Inc., 10-Day Hazardous Waste In-Transit Storage Facility PPC Plan Approval.
- Lancaster County Planning Department’s November 14, 2022 email regarding implementing regional meetings in 2023 to discuss Urban and Village Growth Areas across Lancaster County.
- Lancaster County Planning Department’s November 15, 2022 email regarding 2023 plan submission dates and meeting schedule.
- PSATS November 14, 2022 Memo regarding Youth Awards Contest.

TOWNSHIP REPORTS

TOWNSHIP MANAGER

- Secretary/Treasurer Karen Farra advised that Mr. Thompson and Mr. Bills could not be present as they are attending a meeting of the Lancaster County Commissioners with regard to obtaining grant funding for sewer plant upgrades.
- November 15, 2022 letter from Michael McAuliff Miller, Esq., of Eckert Seamans, regarding withdrawal from the IIC.
- Benecon Claims Fund Performance Report as of October 31, 2022.
- Ms. Farra presented request for approval of CSA Tech quote for cell phone service booster in the shop. Matter was deferred until future meeting as new proposal for lesser amount was obtained by Mr. Thompson.
- STSG Digital quote for digital sign presented for discussion and consideration. Project to be incorporated into future capital improvements plan.

ROADMASTER:

EMERGENCY SERVICES:

PLANNING COMMISSION:

- No updates. Supervisor, Allen Fisher, not present.

ZONING HEARING BOARD:

PARK & RECREATION COMMISSION:

SEWER AUTHORITY & SEO:

OLD/NEW BUSINESS:

- Bart Township November 16, 2022 letter presenting draft Comprehensive Plan for review and comment.
- Eden Township November 28, 2022 letter presenting draft Comprehensive Plan for review and comment.
- Review proposed Fee Schedule Resolution. Mr. Hockensmith presented proposed Fee Schedule Resolution for discussion. Discussion was had and some suggested made with regard to park facility rentals. Fee Schedule Resolution to be updated and presented at later date for approval.
- Review and approve proposed Employee Manual. Ms. Farra advised the Manual is for review only as it has been sent to the Township Solicitor's office for review. Manual will be presented again for approval once it has been approved by the Township Solicitor.

PERSONS TO BE HEARD/PUBLIC COMMENT: None.

ADJOURN

- At 11:24 a.m., Ray Rice **motioned** to adjourn meeting. Second by Samuel Beiler. All Ayes. **Motion Approved.**