

**West Donegal Township Supervisors
Regular Meeting
December 8, 2014**

The regular meeting of the Supervisors was held at 7:00 p.m. at the Township Municipal Building. Chairman Roger Snyder called the meeting to order with the following Supervisors in attendance: Ralph Horne, John Yoder, Clair Hilsher and Doug Hottenstein. Also in attendance were Township Manager Gene Oldham, Chief of NWRPD Mark Mayberry, Township Solicitor Josele Cleary and Zoning Officer Wayne Miller.

- I. **Call to Order**
- II. **Pledge of Allegiance, Silent Prayer, Tape Announcement**
- III. **Roll Call of Supervisors** – all Supervisors were present.
- IV. **Approval of the November 10, 2014 Regular Meeting Minutes (November Workshop was cancelled)** – Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- V. **Public Comments** – There were none.
- VI. **Reports** – Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
- VII. **Public Hearing for Wenger’s Feed Mill, Inc.** After instructions are given by the Chairman of the Board, “No person will be recognized to speak a second time until all persons who have not been heard are given an opportunity to speak, and the Board of Supervisors reserves the right to not allow anyone to speak more than once. I would ask that at this time that the Supervisors, by motion, establish these rules governing the conduct of this public hearing.” Motion by Supervisor Yoder/Supervisor Hottenstein to approve. Motion carries. The public hearing is opened. Caroline Hoffer stands up and is representing Wenger Feed Mill, Inc. She reviews the request before the Board to change the district from Commercial to Industrial. Glenn Parno with Capozzi Adler, P.C. is present and the attorney for Rheems Nursing Home. He notes that Pauline Hess, Wallie Haberstroch, Jack Stotz, Arlene Sullenberger, and Jessie Therral are all noted as concerned residents of the Rheems Nursing Home. He also notes that Jennifer Ginder and Jennifer Boiles are both administrators with Rheems Nursing Home and are present as well. He also notes that Marie Campbell, representative of Quail Run Elder Care who is the owner of Rheems Nursing Home is present. W. Jeffery Nagorny, engineer who represents the Rheems Nursing Home is also present. Glenn Parno, the attorney makes the introductions and then turns the meeting over to Jeffrey Nagorny, the engineer representing the nursing home. He points out the visibility concern of the residents. After he speaks, Marie Campbell speaks on behalf of the owners of the nursing home. She notes that the nursing home has been around for 40 years. All parties representing the nursing home oppose the change of zoning from Commercial to Industrial. Supervisor Yoder makes a motion to close the public hearing. Supervisor Horne seconds the motion. Motion carries. The public hearing is closed.

Supervisor Yoder makes the following motion, “I move that the Board of Supervisors table the Ordinance to amend the Zoning Ordinance of West Donegal Township to change the zoning classification of a 1.791 acre tract of land located on the south side of Harrisburg Avenue from Commercial District to Industrial District and to amend the text of the Zoning Ordinance to revise the definition of yard and height limit exceptions and that consideration of the proposed ordinance be placed on the agenda of the next meeting. Supervisor Horne seconds the motion. Motion carries.

- A. Vacation of unnamed unopened alley from West Harrisburg Avenue to Libhart Alley — Supervisor Horne/Supervisor Yoder motions to approve. Motion carries.
- B. Amendments to the Zoning Ordinance and Zoning Map (tabled)
 1. Rezone 1.791 acres from Commercial (C) District to Industrial (I) District.
 2. Modifications to Section 240-6, Definitions, Yard
 3. Modifications to Section 240-80, Height Limit Exceptions

VIII. Action Items –

Supervisor Horne interjects that Deb Dupler from the Chamber of Commerce is present and would like to know if the Board would donate \$3,000 this year for them. There was no money designated for the Chamber at all this year. Supervisor Horne makes a motion to donate this money and also to amend the budget for 2014. Supervisor Yoder seconds the motion. Motion carries.

- A. **Approve/Reject a request for a 90-day Extension of Time for the Stoney Brook Phase 1B to finalize outstanding comment and record the plan. This will extend the date until March 9, 2015.** -- Motion by Supervisor Yoder/Supervisor Hottenstein to approve. Motion carries.
- B. **Approve/Reject the request from Hope Community Church for a 5K fundraising race on May 23, 2015. The race will be in the Rheems area.** – Motion Supervisor Horne/Supervisor Hilsher to approve. Motion carries.
- C. **Approve/Reject Resolution No. 9 – 2014 – Tax Levy – Establishing an annual tax on taxable real estate property within the Township of 1.6 mils based on an assessment of the 100 percent (100%) of the approved value for the year 2014.** – Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
- D. **Approve/Reject the 2015 Budget** — Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- E. **Approve/Reject changes to Electric Supply Contract as recommended by Netgain Energy** -- Motion by Supervisor Yoder to go with UGIES for 18 months/Supervisor Horne to approve. Motion carries.
- F. **Approve/Reject the advertisement of an Ordinance authorizing the participation of West Donegal Township in the Pennsylvania Municipalities Pension Trust pursuant to the Pennsylvania Intergovernmental Cooperation Law** -- Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
- G. **Approve/Reject escrow reduction for Nordstrom Early Start work in the amount of \$608,952.89 See Hanover Engineering letter dated December 5, 2014. This is a total release with no escrow held.** – Motion by Supervisor Yoder/Supervisor Hilsher to approve. Motion carries.
- H. **Authorize Barton Associates, Inc. to advertise for bids for the HVAC System** – Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
- I. **Approve/Reject an Engineering Services Proposal for Emergency Generator Replacement from Barton Associates, Inc.** – Motion by Supervisor Yoder to table this item until the January Board of Supervisors Meeting. Supervisor Horne seconds the motion. Motion carries.

IX. Discussion Items

- A. **Safety Committee** – They have done very well with having meetings and keeping things current and everyone informed of safety.
 - B. **Newville Road Bridge** – Iron work and steel was delivered today, December 8, 2014. They are getting ready to blast.
 - C. **Lancaster County Commissioners meeting will be held at West Donegal Township on June 10, 2015 at 7 p.m.**
 - D. **Reminder that the January BOS meeting will be held on January 5, 2015 for reorganization and meeting.**
- X. **Executive Session** – There was an executive session after the meeting and no decisions were made.
- XI. **Bills Payable (Final Unpaid List)** – Motion by Supervisor Yoder to approve paying the bills including adjusting the bills to include paying the Chamber of Commerce \$3,000/Supervisor Horne seconds. Motion carries.

XII. **Adjourn** – Motion made by Supervisor Horne to adjourn/Supervisor Yoder seconds. Motion carries. Meeting adjourns at 9:03pm.

Prepared by April Miller for

J. Clair Hilsher, Secretary