

**West Donegal Township Supervisors
Board of Supervisors Meeting
June 8, 2015**

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: John Yoder, Ralph Horne, Clair Hilsher and Doug Hottenstein. Also in attendance were Zoning Officer Wayne Miller, Township Manager Gene Oldham, Chief of NRLCPC, Mark Mayberry, Road Master Todd Garber, the Township Solicitor Josele Cleary and Assistant Zoning Officer Pam Craddock.

I. Call Meeting to Order

II. Pledge of Allegiance, Silent Prayer, Tape Announcement

III. Roll Call of Supervisors – all Supervisors present.

IV. Approval of the May 11, 2015 Board of Supervisors Meeting Minutes – Motion by Supervisor Horne/Supervisor Hottenstein to approve. Motion carries.

V. Public Comments – Marie Martin of 996 West Ridge Road was present and noted concern about the park that will be created in the new Stoneybrook development. She is concerned that there will be a steep drop-off at the end of the park into the wetlands. Township Manager, Gene Oldham stated that there will be a drop-off, which was part of the land development plan. The Board of Supervisors noted that construction just began on the park so it is difficult to see how the park will look at this early stage.

VI. Presentations –

- A. Rheems Fire Company – Chief Charles Stanford and Jon Brandt from the Rheems Fire Department gave a presentation to the Board of Supervisors on their vision of the fire tax. They broke down their monetary needs for the future. They also addressed the discussion of a consolidation and how any decision that is made should be made on service and delivery as well as cost savings.

VII. Reports – All reports approved as submitted. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.

VIII. Actions –

- A. Approve/Reject the proposed amendments to the Code of Ordinances of West Donegal Township, Lancaster County, Pennsylvania, Chapter 240, Zoning by adding and revising definitions and revising specific requirements for Rural Heritage Meeting Centers and Riding Stables and Riding Clubs. This will be Ordinance 215/2015. – Chairman Snyder opened a public hearing. Township Manager Gene Oldham stated that the proposed amendments were properly advertised. Matthew Crème, an attorney, briefly spoke on behalf of the property owner about the proposed amendments to the ordinance and the efforts to work with the Township. The public hearing was closed on a motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries. Motion on the proposed amendments by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- B. Approve/Reject the proposed ordinance to amend the Code of Ordinance of the Township of West Donegal Township, Chapter 220, Vehicles and Traffic, Article VI, Engine Brakes, to prohibit the use of engine brakes on Zeager Road. This will be Ordinance 216/2015. – Township Manager Gene Oldham stated that the proposed ordinance was properly advertised. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- C. Approve/Reject the amendment to the Capital Reserve Fund, Section 430.742 for the total cost of the generator systems and design in the amount of \$102,450.00. – Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
- D. Approve/Reject the following regarding the David L. and Janet Z. Hawthorne property located at 4750 Bossler Road, WDT 15-06. – Peter Andrulis was present to briefly explain the project to the Board of Supervisors.

1. Approve/Reject a waiver of Section 190-3 I.J.4 of the carbonite geology review and certification by a geologist. This is recommended due to site location. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
 2. Approve/Reject the Major Stormwater Management Plan, last revised on May 26, 2015, subject to the letters of the Township Engineer, dated June 1, 2015 and the Township Solicitor letter, dated June 2, 2015. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
 3. Approve/Reject the signing of the Stormwater Management Agreement and Declaration of Easement. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
 4. Approve/Reject the signing of the Sewer Module Exemption for DEP submission. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
 5. Approve/Reject the Financial Security escrow amount of \$4,086.00. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
 6. Approve/Reject the signatures on the plan when all conditions have been met. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
- E. Approve/Reject the following regarding the Exeter 1499 Zeager LP property located at 1499 Zeager Road, WDT 14-07. – Joseph Gurney, First Capital Engineering, spoke on behalf of the project.
1. Approve/Reject the following waivers for the project: Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
 - a. Section 200-26.C – Curb Height to allow 6” height onsite.
 - b. Section 200-20.C.3 – Existing Features within 200 Feet.
 - c. Section 200-21.A – Scales of Plan.
 - d. Section 190-32 – Volume Control for the project with the following conditions:
 - 1) An NPDES Permit approval shall be provided to the Township.
 - 2) No recording of the Subdivision and Land Development Plan until the NPDES approval is received by the Township.
 2. Approve/Reject the Final Subdivision and Land Development Plan for Exeter 1499 Zeager LP conditioned on Township Engineer letter, dated May 7, 2015, Township Solicitor letter, dated January 15, 2015, and LCPC memo, dated February 24, 2015. Township Solicitor Cleary specified that approval of the Final Subdivision and Land Development Plan should include the Conservation Easement that was included in her letter but was never specifically addressed. The Board of Supervisors agreed. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
 3. Approve/Reject the signing of the Stormwater Management Agreement and Declaration of Easement. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
 4. Approve/Reject the signing of the Sewer Module Exemption for DEP submission. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
 5. Supervisor Horne makes the following motion, “I motion to authorize a Land Development Agreement and Escrow Agreement acceptable to the Township Solicitor.” Supervisor Yoder seconds the motion. Motion carries.
 6. Approve/Reject the Financial Security escrow amount of \$1,530,242.33. – Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.

7. Approve/Reject the signatures on the plan when all conditions have been met. – Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- F. Approve/Reject the following regarding the Minor Stormwater Management and Land Disturbance Plan for the Freemason’s Building Parking and Courtyard Addition, WDT 15-04.
1. Approve/Reject the signing of the Stormwater Management Agreement and Declaration of Easement. The Board of Supervisors accept contingent upon the Township Solicitor’s approval. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
 2. Approve/Reject the Financial Security escrow amount of \$137,124.85. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
- G. Approve/Reject the following regarding Donegal Woods Phase 2, WDT 15-05. Doug Matthew, David Miller/Associates and James Welch briefly spoke about the project and answered any questions from the Board of Supervisors.
1. Approve/Reject the Final Subdivision Plan for Donegal Woods, Phase 2, subject to the Township Engineer’s letter of April 27, 2015 and May 20, 2015, Township Solicitor’s letter of April 11, 2015, and LCPC comments. Motion by Supervisor Yoder/Supervisor Horne is approved. Motion carries.
 2. Approve/Reject the signing of the Stormwater Management Agreement and Declaration of Easement. The Board of Supervisors accept contingent upon the Township Solicitor’s approval. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
 3. Supervisor Horne makes the following motion, “I motion to authorize the signing of the Land Development Agreement, Agreement and Declaration of Woodland Preservation Easement, and Declaration of Restrictive Covenants for Conservation in a form acceptable to the Township Solicitor.” Supervisor Yoder seconds the motion. Motion carries.
 4. Approve/Reject the Financial Security escrow amount of \$666,154.46. Motion by Supervisor Yoder/Supervisor Horne to approve. Motion carries.
 5. Approve/Reject the signatures on the plan when all conditions have been met. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- H. Approve/Reject the EAWA draft policy regarding 2nd lateral requirements to properties. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- I. Paint the gables of the Township building. Township Manager Gene Oldham states that the Township’s gables need to be repainted. ECI will have a lift here while working on the HVAC system so it seems prudent to have them painted at the same time. ECI gave an estimate of \$1492. Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- J. Summer new hire position. Township Manager Gene Oldham recommends hiring Dennis Ricedorf for the summer road crew position. Dennis Ricedorf is a school bus driver who has his Class B CDL license and would be willing to help out in the winter with plowing snow when there is no school. The Board of Supervisors agreed and approved by consensus.
- K. Motion by Supervisor Horne, “I would like to make a motion to increase the National Night Out budget from \$500 to \$1000.” Supervisor Yoder to approve. Motion carries.

IX. Discussion Items

- A. Newville Road Bridge project – Kinsley is still backfilling. As of now, on June 19-20 they are scheduled to set the beams.
- B. Donegal Elizabethtown Area Appeals Board – replacement for Fran Bride – There is no update. They are still trying to find a replacement for Fran.

- C. Road/Curb/Sidewalk revised ordinance – The ordinance revision is presented for the board’s consideration. Township Manager, Gene Oldham asks for the board to please send any questions or comments concerning the revisions to him.
- D. Zoning Ordinance revisions for discussions – The ordinance revision is presented for the board’s consideration. Township Manager, Gene Oldham asks for the board to please send any questions or comments concerning the revisions to him or the Zoning Officer Wayne Miller.
- E. Second Hand Dealers Ordinance – Solicitor Cleary is making a few alterations to the ordinance. She will have a complete ordinance for the board at the next meeting
- F. Zoning Hearings and Enforcement Actions – Capozzi Adler has withdrawn their challenge to the Zoning District Change on behalf of Rheems Nursing Home. Zoning Officer Wayne Miller has received many complaints about burning, which is very hard for him to enforce. He recommends that the Board of Supervisors consider amending the Burning Ordinance and the Trash Ordinance so they no longer conflict. The Zoning Officer also asked if he had permission to begin an enforcement action against a resident who has not responded to a letter about a nuisance problem on their property. The board agreed to allow the Zoning Officer to begin enforcement action.
- G. Fire tax discussion – Township Manager Gene Oldham states that his previous fire tax presentation had inaccurate figure regarding Friendship Fire. He has since corrected this information. The Board of Supervisors briefly discussed what they had heard earlier from the Rheems Fire Department. They decided that a more thorough look into the topic is needed. Supervisor Yoder recommends talking to Rich Forry from Mount Joy Township on the topic. Solicitor Cleary also recommends that the Board of Supervisors recognize the Rheems Fire Department in the ordinance. Chairman Snyder requested Solicitor Cleary to draft an ordinance for a future meeting.
- H. Lancaster County Commissioners meeting on June 10, 2015 at West Donegal Township – The Lancaster County Commissioners are meeting at the West Donegal Township Building at 7 pm on June 10, 2015.
- I. 2015 road projects – Township Manager Gene Oldham presents the 2015 road projects, which include:
1. Paving Newville Road
 2. Micro-surfacing Bossler Road from Bainbridge Road to Amosite Road
 3. Crack sealing on Persimmon Lane, Sassafras Lane, Spruce Lane, and Woodview Drive
 4. Hess Road Culvert
- J. Radio system – The radio system is running and working very well.
- X. **Executive Session** – An executive session was held but no action items were made.
- XI. **Bills Payable** – Motion by Supervisor Horne/Supervisor Yoder to approve. Motion carries.
- XII. **Adjourn** – Motion by Supervisor Horne/Supervisor Yoder to approve. The meeting is adjourned at 9:03 pm.

Prepared by Pam Craddock for

J. Clair Hilsher, Secretary