

West Earl Township Board of Supervisors, 157 West Metzler Road, Brownstown, PA 17508

In Attendance:

Chairman:	John Ford	Member:	Keith Kauffman
Member:	Richard Stover	Manager/Secretary:	Candie Johnson
Member:	Dave Thornton	Township Engineer:	Cory Rathman, Becker Engineering

Vice Chairman Harold Keppley was absent.

Call to Order

Chairman Ford called the January 23, 2017 regular meeting to order at 7:00 p.m.

Public Comment/Guests

CDBG application – Public hearing for Phase 4 of the East Main Street Project. Minutes attached.

Approval of Minutes

Moved by Member Thornton, second by Member Stover to approve the January 3, 2017 Organization Meeting minutes as presented. Motion approved unanimously.

New Business

1. **MM Weaver Plan** – Ted Cromleigh, Diehm & Sons, Inc. & Matthew Crème, Nickolaus & Hohenadel, LLP. Mr. Crème gave an overview of the project. He said they were not at the meeting seeking approvals but just presenting the plans and to get feedback from the Board. The applicant proposes expanding the pre-existing, non-conforming agricultural equipment business located at 169 N. Groffdale Road by purchasing and adding on a 6.5 acre parcel adjacent to the existing property. Mr. Cromleigh said that the business sells and maintains large farm equipment and are required by their supplier to take possession of the equipment. He said the additional land would be used primarily as storage. An open roof type structure would be built on a portion of the land and the remainder would be used for outdoor storage. Member Kauffman asked if there would be any repair work done on the additional land. Mr. Cromleigh said it would be used for storage only. Ms. Johnson said that she and the zoning officer will be meeting with MM Weaver to gather information for their upcoming Zoning Hearing.
2. **Jerre Martin Land Development Plan** – James Welch, McNeese, Wallace & Nurick & Alan Love, Site Design Services were at the meeting to further discuss the Jerre Martin Repair land development plan. Mr. Welch addressed the Board and said they are seeking conditional final plan approval and a waiver of sidewalk requirements. Mr. Welch reiterated that they feel that curb & sidewalk is not required for this project, however, they are requesting a waiver of the sidewalk requirements because it provides them with an opportunity to work with the Township to address the situation and would enable the Township to impose conditions. He said in light of the Board's concerns about public safety they would be willing to contribute \$3,500 to a speed study or additional signage for the road in addition to the conditions that have already been discussed at previous meetings.

Alan Love outlined the conditions that could be included in the approval of the sidewalk waiver. Those conditions would be the removal of the existing lean-to on the barn, moving back the fence which runs along the residential part of the property, re-grading the embankment on the property and contribution of \$3,500 towards a speed study or signage. Ms. Johnson told the Board members that the Planning Commission did not recommend approving the sidewalk waiver due to safety concerns. Cory Rathman suggested that in lieu of sidewalk, the shoulder of the road be expanded to give up to 5 feet of additional

width. Mr. Love said that PennDot is requiring that they expand the shoulder area 100 feet in each direction from the driveways. He said he's not sure what the width of the expanded area would be but has offered to provide 3 feet of width. Mr. Love is waiting to get a response from PennDot. Discussion followed relating to PennDot's potential unwillingness to accept additional roadway shoulder. Member Stover asked if the grass pathway on the property goes all the way to the school. Mr. Love said that it does go all the way to the school and Mr. Martin has agreed to plow the pathway in the winter. Member Thornton said he liked Mr. Rathman's suggestion about widening the shoulder. Chairman Ford commented that it's rare for the Board to consider something that is contrary to what the Planning Commission has recommended. Ms. Johnson noted that the Planning Commission did not have the opportunity to consider the option of widening the shoulder of the road. Mr. Rathman suggested using the \$3,500, originally proposed for a speed study or signage, to expand the shoulder of the road and connect it with the shoulder area that will be widened per PennDot's request. Member Thornton and Chairman Ford said they both support this. Mr. Love said he will show the additional expanded shoulder on the next submission to PennDot and also noted that he can't guarantee that PennDot will approve it.

Moved by Chairman Ford, second by Member Thornton to waive the sidewalk requirements contingent upon the lean-to on the barn being removed, the embankment on the north side of drive A being re-graded and flattened, the fence being moved back along the residential portion of the property, the maintenance of the grass pathway in all weather conditions and the widening of the shoulder of the road from drive A to drive C, if approved by Penn Dot, by a minimum of 3 feet of width or whatever Penn Dot requires. Motion approved unanimously.

Moved by Member Thornton, second by Chairman Ford to grant conditional Preliminary/Final plan approval contingent upon all the criteria in the January 16, 2017 Becker Review letter being satisfied. Motion approved unanimously.

3. **Denmar Properties Land Development Plan** – William Fredericks from RGS Associates gave the Board an overview of the Plan. Denmar proposes a 4,200 square foot building expansion, to be used for storage, at the Martin Appliance property and they are seeking approval of a preliminary plan waiver, sidewalk deferral request and conditional final plan approval. Mr. Frederick said that Denmar has received approval from the Zoning Hearing Board for a special exception and variances relating to the project. He said the Planning Commission has recommended the approvals. Mr. Fredericks explained that they would like to defer the installation of sidewalks until the time when connectivity to the existing intersection is sought and until the Township deems it necessary. The driveways on the property were briefly discussed.

Moved by Member Kauffman, second by Member Stover to grant a waiver of the preliminary plan requirements. Motion approved unanimously.

Moved by Member Kauffman, second by Chairman Ford to defer the installation of sidewalks at the property until which time the Township deems it necessary. Motion approved unanimously.

Moved by Chairman Ford, second by Member Stover to grant conditional final plan approval contingent upon all items in the December 19, 2016 Becker review letter being satisfied. Motion approved unanimously.

Chairman Ford called for a brief recess at 8:43 p.m. The meeting reconvened at 8:46.

4. **Time extension for the Hoover Heights plan**– Moved by Member Kauffman, second by Member Thornton to accept the 90-day time extension for the Hoover Height Development project. Motion approved unanimously.
5. **Time extension for the Stone Barn Place plan** – Moved by Member Kauffman, second by Member Thornton to accept the 90-day time extension for the Stone Barn Place Development project. Motion approved unanimously.
6. **Professional Service Agreement with Rettew** – Moved by Member Thornton, second by Member Stover to sign the Professional Service Agreement with Rettew. Motion approved unanimously.
7. **Sensenig’s Repair financial security reduction request** – Moved by Member Kauffman, second by Member Stover to reduce Sensenig’s Repair financial security to \$12,242. Motion approved unanimously.
8. **MM Weaver Riparian Buffer conservation Easement** – Moved by Member Thornton, second by Member Kauffman to sign the MM Weaver Riparian Buffer Conservation Easement. Motion approved unanimously.
9. **Denmar Properties Penn Dot Right of Way** – As part of their expansion project, Denmar properties would like to re-acquire a portion of the Penn Dot right of way at Schaum’s Corner and are requesting a letter of support from the Township. They said it would add green space to the property and give room for truck traffic to pull around the back of the building. Moved by Chairman Ford, second by Member Thornton to authorize the Township Manager to sign a letter of support endorsing the Penn Dot right of way proposal for Denmar Properties. Motion approved unanimously.
10. **Resolution 2017-15** – Component 3M for the Conestoga View Sewer Extension project. There were some changes that had to be made per DEP. Moved by Member Thornton, second by Member Stover to adopt Resolution 2017-15. Motion approved unanimously.

Manager’s Report

- **Sidewalk grant** – Ms. Johnson reported that the Township was awarded a sidewalk grant in the amount of \$999,810.
- **Scheduled training** – Ms. Johnson provided a list of upcoming training classes that she will be attending.
- **Pension Committee** – Will be scheduling a meeting.
- **MS4 program** – Ms. Johnson will be keeping the Board up to date with the plans for 2017.
- **Zoning Ordinance and SALDO** – The updated Zoning Ordinance is almost complete and updating the SALDO will happen this year.
- **Assessment Appeals** – Ms. Johnson provided for the Board’s review.
- **Sex abuse administration policy** – This policy was developed for insurance purposes. The Attorney will be reviewing the policy and Ms. Johnson will bring it to the February 13th Board meeting.

- **Noise Ordinance** – The public hearing will be at the February 13, 2017 Board meeting.
- **Compost Cards** – Ms. Johnson reported that with the recent change in costs for compost cards, Teresa Beever felt it would be better to handle all the sales of the cards from West Earl's office. Upper Leacock Township will no longer be selling compost cards.
- **PSATS Convention** – All the Board members and the Township Manager will be going.

Police Chief's Report

- Chief Brandt reported that the Police Department has been busy recently with criminal activity primarily due to one individual.
- In December the Police Department had 2 successful uses of Narcan. Chief Brandt said it may be good to have some in the Township Building and that it would be easy to train how to use it. The Chief said it would also be good to get an AED for the Township Building.
- Chairman Ford and Member Stover will be having a lunch meeting with the Chief on Tuesday, January 31, 2017 at 12:31 p.m.

Payment of Bills

Moved by Member Thornton, second by Member Kauffman to pay the bills as presented. Motion approved unanimously.

Supervisors' Comments

Richard Stover – Member Stover said CM High finally got the traffic light at State and Main working right.

Adjournment

Moved by Chairman Ford, second by Member Thornton to adjourn the January 23, 2017 regular meeting at 9:28 p.m. Motion approved unanimously.

WEST EARL TOWNSHIP
CDBG application
Phase 4 – East Main Street Project
January 23, 2017

In Attendance:

Board of Supervisors

John Ford, Chairman
Richard Stover, Member
David Thornton, Member
Keith Kauffman, Member

Township Staff

Candie Johnson, Manager/Secretary
Steve Gabriel, Rettew Associates
Brian Brandt, Police Chief

Call to Order

Chairman Ford called the public hearing to order at 7:02 p.m.

Chairman Ford noted that Vice Chairman Harold Keppley was absent.

It is the Township’s intention to submit an application to the Redevelopment Authority for the Community Development Block Grant (CDBG) program. Applications are due by February 6, 2017. As a requirement for the application process the Township must hold this public hearing to give Township residents the opportunity to ask questions and make comments about the CDBG application or the project for which the potential grant funds will be used.

East Main Street Project - Phase 4 overview
Project presentation by Steve Gabriel from Rettew Associates

Mr. Gabriel first gave an overview of the first 3 phases of the East Main Street project and highlighted the ADA compliant curb and sidewalk that was installed at the intersection of East Main and Church Streets in the third phase.

- **Planned improvements** – Extend the storm water mains approximately 300 feet west of the Church Street intersection and continue the curb and sidewalk improvements. The street cartway will be narrowed to 24 feet from curb to curb. The sidewalks will be widened to 5 feet and be ADA compliant. A highway occupancy permit from Penn Dot will be required.
- **CDBG funds available** – \$200,000 is the maximum amount available for the Township to request. Local match would be between \$55,000 and \$65,000.
- **Project Timing** – bids would be anticipated to be out in the summer with all work planned for completion in 2017.

- **Green stormwater options** – Mr. Gabriel said the County Planning Commission is encouraging green infrastructure options. He said a 4 to 5 feet wide “beauty strip” between the new curb and sidewalk on the north side of the street would leave room to incorporate a rain garden.

Comments

Chairman Ford asked who would maintain the rain garden. Mr. Gabriel said it would be located within the right-of-way so the Township would be responsible for maintaining it.

Member Thornton asked how the narrowing of the roadway would affect the parking. Chief Brandt said currently parking is allowed only on the north side of the street and the narrowing would basically eliminate parking on both sides of the street. Chief Brandt also noted that the narrowing of the cartway would be a very effective method for slowing traffic speeds.

Moved by Member Thornton, second by Member Kauffman to proceed with the submission of the CDBG application. Motion approved unanimously.

With no more questions or comments the public hearing was adjourned at 7:18 p.m.