

**BOARD OF SUPERVISORS MEETING MINUTES**

**June 11, 2024**

**7:30 PM**

BOARD ATTENDANCE:

Butch Myers, Chairman

Merv Engel, Vice Chairman

John Keesey, Member

OTHERS IN ATTENDANCE:

|  |  |  |
| --- | --- | --- |
| Chelsy Oswald, Secretary  Helen Esbenshade, Lamb McErlane  Casey Kerschner, Becker Engineering  Deidre Hosier  Trudy Haas  Robert Tompkins  Annette Sabellico  Aaron Zook  David Hodge  Nancy Stoltzfus | Matt Bush  Sam Glick  Robert Hosier  Kathy King  Kate Clark  Jim Landis  Jerry Baker |  |

**Opening**

Chairman Myers opened the meeting at 7:30 p.m. With the Pledge of Allegiance.

**Public Comment on Agenda**

Trudy Haas questions Why Jason Chapman (Roadmaster) has not attended BOS meeting this year.

**Past Meeting Minutes Approval**

Chairman Myers made a motion to approve May 14, 2024, BOS Meeting Minutes.The motion was seconded by Vice Chairman Engel, motion carried 3-0

**Treasurer’s Report**

Chairman Myers made a motion to approve the treasure’s report. Vice Chairman Engel seconded the motion, motion carried 3-0

Chairman Myers made a motion to approve the list of bills. Vice Chairman Engel seconded the motion, motion carried 3-0

**Police Report**

Chairman Myers made a motion to approve the police report that was presented and read at the meeting. The motion was seconded by Vice Chairman Engel, motion carried 3-0

Chief Moore addresses a concern about lack of ticketing for Handicap spaces from the May 14, 2024 BOS Meeting. Chief Moore presents statistics and suggests raising the ticket fee from $15 to $25

**Zoning Report**

Chairman Myers made a motion to approve the Zoning report. Vice Chairman Engel seconded the motion, motion carried 3-0

**Fire Company**

Chairman Myers made a motion to approve the Fire Company Report that was presented to the BOS at the meeting. Vice Chairman Engel seconded the motion, motion carried 3-0

**Road Master’s Report**

Chairman Myers made a motion to approve the Road Master’s Report. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Tax Collector’s Report**

Chairman Myers made a motion to approve the Tax Collector’s Report. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Engineer’s report**

**New Hope Properties, LLC, 5791 W. Lincoln Highway**

Chairman Myers made a motion to (1) approve a waiver/modification of §22-304.3, authorizing the plan to be processed as a Preliminary/Final Plan. (2) To approve a waiver/modification of §22-402.8.F & §22-402.11.W, allowing the plans to be signed and sealed by a Professional Engineer instead of a Registered Landscape Architect. (3) To approve a waiver/modification of §22- 402.3.C.(16) requesting relief from showing the location and size of water mains and feeder lines, wells and sewage systems (public and private), fire hydrants, gas, electric and oil transmission lines within four hundred (400’) of the tract, conditioned upon showing the necessary and requested information. (4) To approve a waiver/modification §22-507.1 requesting relief from installing curbing along the access driveways, parking lots, and wherever sidewalks are installed. (5) To approve a deferral of §22-508 requesting relief from installing sidewalks on each side of the street. (6) To approve a deferral of §22-509 requesting relief from installing street lights. (7) To approve a deferral of §22-511 requesting relief from installing street trees. (8) To approve a waiver/modification of §28-311.B.1.(A).[2] requesting to deviate from the loading ratio’s of 5:1 (total impervious area to infiltration area) and 8:1 (total drainage area to infiltration area) and permit the following:

Table 1: Loading Ratio's (PCSM Report Page 9)

|  |  |  |
| --- | --- | --- |
| **BMP** | **IMP to Inf Area (5:1)** | **DA to Inf Area (8:1)** |
| 01 | 10:1 | 24:1 |
| 02 | 9:1 | 10:1 |
| 03 | 19:1 | 39:1 |
| 04 | 16:1 | 42:1 |

Vice Chairman Engel seconded the motion, motion carried 3-0.

Chairman Myers made a motion to approve a waiver of §22-604.5 & §22-604.13, authorizing the plan to remove the Ultimate ROW to be reserved for dedication, as shown on Plan Revision No. 5, intended for potential future realignment, and instead show additional ROW to be reserved for dedication 30’ from centerline along the entire property frontage in West Sadsbury Township along County Line Road, consistent with the existing notation, Project General Note 23 on Sheets 2 & 4. Vice Chairman Engel seconded the motion, motion carried 3-0.

Chairman Myers made a motion to conditionally approve the plan, conditioned upon the applicant addressing all of the remaining items in the Becker Engineering Review Letter No. 5, dated June 5, 2024, TPD Review Letter No. 5, dated June 6, 2024, and to the satisfaction of the Township and Township Solicitor. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Limeville Road Culvert Replacement**

Chairman Myers made a motion to authorize the BOS to sign the Contractor’s Application for Payment No. 2 (final payment), in the amount of $17,733.53. Vice Chairman Engel seconded the motion, motion carried 3-0

**Quarry Road – Local Share Account (LSA) Grant**

Chairman Myers made a motion to authorize signature of Resolution 2024-06, replacing Resolution 2023-08, requesting a One Million Four Hundred Thousand Dollar ($1,400,000) grant for Quarry Road Restoration Improvements. Vice Chairman Engel seconded the motion, motion carried 3-0.

**Old Business**

Chairman Myers made a motion to TABLE Becker Engineering Roles & Responsibilities at this time. Vice Chairman Engel seconded the motion, motion carried 3-0

**New Business**

Chairman Myers made a motion to TABLE the ZHB Alternate Appointment to a later date. Vice Chairman Engel seconded the motion, motion carried 3-0

Chairman Myers made a motion to accept Kate Clarks Draft Comprehensive Plan. Vice Chairman Engel seconded the motion, motion carried 3-0

Kate Clark states a 45-day review for The Comprehensive Plan small revisions. Advertise for August 13, 2024, BOS meeting

Representatives of Bob and Elizabeth Hodge viewed updated map during the meeting, no more concerns.

Chairman Myers made a motion to accept the Ag. Security Area – Tabas Family Foundation (UPI: 36-3-48): Resolution 2024-07. Vice Chairman seconded the motion, motion carried 3-0 Aaron Zook questions Ag Area’s proximity to his property.

**Public Comment**

Mr. Landis questions $1.4 million Grant money. Casey (Becker) explained that the maximum grant request was $1 million, but that Becker talked to LSA and LSA requested that Becker/the Township request additional funds through a new resolution to help assist with additional financing of the project.

Nancy Stoltzfus asks, If Grant is awarded in September when can we expect to work started? BOS says Spring of 2025

Annette Sabellico voices frustrations with Lenover Hill Road potholes, Noise complaint for next door neighbor, 9 months of dealing with neighbors unpermitted business, requests notice of any upcoming ZHB meeting regarding 700 Lenover Hill Road.

Deidre Hosier voices her concerns on record keeping with Technicon. She states she has not seen a spreadsheet with permit breakdowns since December 2023. Diedre also questioned who does Building Code inspections and follows up on roof heights. The BOS noted that the Township would be forwarding her the Technicon reports.

Aaron Zook questions if alternate ZHB member vote counts? Acting member can vote. Deidre and Trudy say he was asked to sit at the table, not vote. Member did not recuse, just couldn’t make it.

Nancy has concerns with the budget and income falling short.

Mr. Landis states that the Engineering fees are over budget. Casey (Becker) notes that it appears all Engineering fees in the budget are lumped together, including charges from TPD, Land Studies, Becker, possibly Technicon, and reimbursable Engineering expenses. Becker recommends that future budget line items be broken apart by company and reimbursable expenses.

Rob Tomkins – Highlighted their potential New Leaf Energy Solar Project near Atglen Borough.

**Announcement**

Chairman Myers noted that the next BOS meeting will be held on July 9, 2024, at 7:30 p.m.

**Adjournment**

Chairman Myers made a motion to adjourn the BOS Meeting at 8:46 p.m. The motion was seconded by Vice Chairman Engel. Motion carried 3-0

Respectfully submitted,

Chelsy Oswald

West Sadsbury Township

Secretary