

**PENN TOWNSHIP
BOARD OF SUPERVISORS
MINUTES**

DATE & TIME:

June 8, 2020

7:00 PM

BOARD ATTENDANCE:

Benjamin Bruckhart
Ronald Krause
Richard Landis
Gary Stevens
Tom Walsh

OTHERS IN ATTENDANCE:

Mark Hiester, Township Manager
Matthew Reeser, Zoning Officer and BCO
Daryl Lefever, Public Works Director
Jennifer Brady, Township Planner
Fred Hammond, resident
David Buck, Penway Construction
Joe Kwiatkowski, Pleasant View

Ann Graybill, Pleasant View
Rick Cramer, Kreider Farms
Ron Kreider, Kreider Farms
Gerald Wolfe, resident
Dale Rohrer, resident
Connie Weidle, Recording Secretary

Call to Order and Pledge of Allegiance – Benjamin Bruckhart, Chairman, 7 P.M.

Public Comment & Guest Recognition: None

Conditional Use Hearing #20-002, 635 West Lexington Road Demolition

B. Bruckhart read the procedures for the Conditional Use Hearing. A Court Reporter was present to record the Hearing. No one in the audience desired to be recognized as a Party. Matthew Reeser, Penn Township Zoning Officer and BCO, David Buck, Penway Construction, and Rick Cramer, Noah Kreider & Sons were sworn in. Matthew Reeser testified that the Hearing has been advertised according to the MPC. Rick Cramer presented testimony and presented Exhibit #1, a letter from Pleasant View Retirement Community. Joe Kwiatkowski, Pleasant View Retirement Community, was sworn in. He presented testimony. David Buck presented testimony. M. Reeser presented Staff Exhibit #1, the Decision from the previous Conditional Use Hearing for this property and Exhibit #2, recommendation from Township Staff regarding additional fees for the time spent on the second Hearing. B. Bruckhart read the 6 conditions that were provided by the Township Solicitor and the applicant agreed to the conditions. There was no further testimony presented.

A motion was made by R. Landis, with a second by R. Krause, to close the Hearing. The motion passed unanimously.

A motion was made by G. Stevens, with a second by R. Krause, to conditionally approve the demolition of the house at 635 West Lexington Road, repurposing as much as possible of the house, and noting the conditions outlined by the Township Solicitor. The motion passed with a vote of 4 yes -1 no (R. Landis voted no).

▪ **Resolution 2020-29 Include Lands of Eli L. Stoltzfus and Sadie S. Stoltzfus to the Township Agricultural Security Area**

J. Brady stated that the addition of this property to the Township Agricultural Security Area was duly advertised and recommended by staff to be added.

A motion was made by R. Landis, with a second by T. Walsh, to approve Resolution 2020-29 To Include Lands of Eli L. Stoltzfus and Sadie S. Stoltzfus, 1227 Mountain Road, to the Township Agricultural Security Area. The motion passed unanimously.

▪ **Resolution 2020-28 Include Lands of David J. Nolt to the Township Agricultural Security Area**

J. Brady stated that the addition of this property to the Township Agricultural Security Area was duly advertised and recommended by staff to be added.

A motion was made by R. Landis, with a second by G. Stevens, to approve Resolution 2020-28 To Include Lands of David J. Nolt, 1344 Lancaster Road, to the Township Agricultural Security Area. The motion passed unanimously.

Gerry Wolfe presented his concerns to the Board relative to the proposed water system for the Pleasant View Retirement Community expansion as it relates to fire-fighting. He stated he was not coming to the Board as an agent of the Fire Company, but as a representative of the community. Discussion took place concerning the plans that have been presented to the Fire Department and the responsibilities of the Department. Matthew Reeser stated that he has not seen definite plans or data, but there will be a discussion with Becker Engineering and staff and the plans will have to be reviewed.

Approval of May 11, 2020 Meeting Minutes

A motion was made by T. Walsh, with a second by R. Landis, to approve the May 11, 2020 Meeting Minutes as presented. The motion passed unanimously.

Treasurer's Reports

The Treasurer's Reports were presented. The full reports can be obtained at the Township Office. A motion was made by R. Krause, with a second by T. Walsh, to approve the Treasurer's Reports as presented. The motion passed unanimously.

Approval to Pay Invoices

A motion was made by G. Stevens, with a second by T. Walsh, to approve the payment of invoices. The motion passed unanimously.

The Board reviewed the reports submitted by the following organizations:

Northern Lancaster County Regional Police Department – M. Hiester noted that there was a recent meeting that took place to discuss deescalating mental health situations.

Penryn Fire Department

Northwestern Lancaster County Authority – M. Hiester reported that repairs for maintenance are being done at the Wastewater Treatment Plant.

Lititz recCenter – An Open House will be held this Friday at the Lititz pool.

Zoning Task Force – The Minutes for the last meeting were presented and Charlie Schmehl will be providing a Zoning Ordinance Draft to the Task Force soon.

Staff Reports:

Building, Zoning, and Property Maintenance

M. Reeser presented his monthly Report and commented that he has spoken to the owner of 698 Stiegel Valley Road about complaints that have been received.

Planner

J. Brady presented her monthly report and highlighted the following items:

- The William Hess Subdivision will soon be completed.
- PA Classics has submitted Stormwater Management Plans for review.
- Sarah Gibson has stepped down as chairperson of the Chiques Creek Watershed Alliance. J. Brady will be taking over part of her position.
- We are waiting to hear from NFWF about the Grant. We did receive the Lancaster County Conservation District Agreement and it was signed.

Public Works

D. Lefever presented his report to the Board and noted that he has not heard an update about the new truck since his last report.

Manager

M. Hiester presented his report to the Board and noted that Westside RE Holdings will be doing the paving of the S-curve on Holly Tree Road this summer. An Agreement will need to be signed with them for the work to proceed.

Discussion took place relative to the complaints received about the Newport Road/Meadow Road intersection and the Fruitville Pike/Lititz Road intersection. No action was taken at this time.

Subdivision, Land Development, and Stormwater Management

▪ Small Project Stormwater Management Plan –Conditional Approval, 550 West Sun Hill Road

A motion was made by R. Landis, with a second by T. Walsh, to conditionally approve the Stormwater Management Plan for 550 W. Sunhill Road, conditioned upon the items mentioned in the Township Planner letter dated May 29, 2020 and the Township Engineer letter dated June 3, 2020. The motion passed unanimously.

▪ Holly Tree Farms Apartments Plan #17-002 Agreement Amendment

A motion was made by R. Landis, with a second by R. Krause, to approve the Holly Tree Farms Apartments Plan #17-002 Agreement Amendment, contingent upon financing. The motion passed unanimously.

▪ Small Project Stormwater Management Plan – 27 Fairview Road

J. Brady commented that this plan is being reviewed and should be available for recommendation with conditions at the next meeting.

▪ Small Project Stormwater Management Plan – Conditional Approval, 1725 Sanctuary Road

A motion was made by R. Krause, with a second by G. Stevens, to conditionally approve the Stormwater Management Plan for 1725 Sanctuary Road, conditioned upon the items mentioned in the Township Planner letter dated June 8, 2020, the Township Engineer letter dated June 8, 2002, and the revised plans. The motion passed unanimously.

Old Business

▪ Make-a-wish Convoy Revised Defacto Road Closure Agreement

A motion was made by T. Walsh, with a second by G. Stevens, to approve the Make-a-wish Convoy Revised Defacto Road Closure Agreement. The motion passed unanimously.

New Business

▪ Discussion took place relative to the building permit fee waiver request from the resident at 19 Penn Valley Village.

A motion was made by R. Krause, with a second by G. Stevens, to approve the waiver of the second building permit fee for one time only for 19 Penn Valley Village. The motion passed with a vote of 4-1(R. Landis voted no).

▪ A motion was made by R. Landis, with a second by R. Krause, to approve the Benjamin Ried Bond or Loan Counsel Engagement Letter. The motion passed unanimously.

▪ A motion was made by R. Krause, with a second by G. Stevens, to accept the bid from Mountainside Excavating in the amount of \$7,600.00 for the public sanitary sewer installation at the property of 916 Holly Tree Road. The motion passed with a vote of 4-0. (R. Landis abstained from voting because of doing business with the excavator.)

▪ A motion was made by R. Krause, with a second by T. Walsh, to approve the waiver request for the 677 Lititz Road Well Isolation Distance. The motion passed unanimously.

▪ Discussion took place relative to the Baron's Ridge Phase 2 street paving request. D. Lefever noted that the development is almost built out and a walk-through took place with the Township Engineer. No action was taken at this time by the Board. The consensus was to wait until more of the properties are developed.

Adjournment

A motion was made by R. Landis, with a second by G. Stevens to adjourn the meeting at 8:35 p.m. The motion passed unanimously.

Respectfully Submitted,
Connie Weidle, Recording Secretary