

**EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS
TOWNSHIP BUILDING
100 HILL ROAD, DENVER, PA
THURSDAY, AUGUST 17, 2023, 7:00 PM**

CALL TO ORDER by Mr. Mitchell at 7:00 PM

ATTENDANCE

Lorenzo Bonura, Chair	[]
Jeff Mitchell, Vice Chair	[X]
Romao Carrasco	[X]

ANNOUNCEMENTS

- Tommy Ryan, Township Manager, announced the Board of Supervisors met in Executive Session on August 15, 2023 to discuss three personnel matters, in specific the Township Engineer position, the Chief of Police position, and an employee benefit matter.

MEETING MINUTES

Mr. Mitchell made a motion to approve the August 3, 2023 Meeting minutes, revised to correct the motions and seconds made for Treasurer Report official actions. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

ACTION ITEMS

Resolution 2023-11 – Wright Ebersole (LD 2021-03) Final Plan Approval – Mr. Ryan provided an overview of a resolution to grant Final Plan Approval for a warehouse use at North Reading Road.

Claudia Shank, Counsel for the Applicant, noted the Applicant was agreeable to all resolution terms and conditions.

Bill Rountree, Applicant, commented on the status of the Highway Occupancy Permit for the driveway, and on the status of the Highway Occupancy Permit for relocated Hill Road.

Doug Mackley, East Cocalico, commented the deed for the property on which relocated Hill Road would be located. David Hollinger, East Cocalico, commented on the relocation of Hill Road.

Mr. Carrasco made a motion to approve Resolution 2023-11, granting Final Plan Approval for Wright Ebersole (LD 2021-03), for a land development at North Reading Road. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

561 Harolds Hill Stormwater Plan, Agreement & Easement – Mr. Carrasco made a motion to approve a stormwater plan, improvement agreement, and maintenance easement agreement at 561 Harolds Hill. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

120 Adamstown Road security release – Mr. Reinert recommended security posted for improvements made at 120 Adamstown Road be released.

Mr. Mitchell made a motion to approve the release, in full, of security posted for stormwater improvements made at 120 Adamstown Road, in the amount of \$33,900.00. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

100 Dorma Drive security release – Mr. Reinert recommended remaining security posted for improvements made at 100 Dorma Drive be released.

Mr. Mitchell made a motion to approve the release, in full, of security posted for site improvements made at 100 Dorma Drive, in the amount of \$283,361.06. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Cherry Place Properties, LP (RZ 2023-01) – Mr. Ryan provided an overview of a petition to rezone certain properties at North Reading Road and Wabash Road to Suburban Residential and Light Industrial.

Mr. Mitchell made a motion to authorize the preparation of an ordinance and the advertisement of a Public Hearing at the Board of Supervisors meeting on October 19, 2023, to consider a rezone of certain properties at North Reading Road and Wabash Road, as proposed in the petition submitted by Cherry Place Properties, LP (RZ 2023-01). The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

HARDI, LLC (RZ 2023-02) – Jennifer Mejia, Counsel for the Petitioner, provided an overview of a petition to rezone certain property at Pfautz Hill Road to Mobile Home Park. Ms. Mejia

commented on the East Cocalico Township Planning Commission recommendation to approve, and on the Lancaster County Planning Department recommendation to deny. Mr. Ryan noted the County cited lower density and fewer housing options in its recommendation to deny.

Steve Brubaker, East Cocalico, commented on Planning Commission considerations and on the proposed regional master plan. Mr. Mackley commented on cul-de-sacs.

John Fuehrer, Engineer for the Petitioner, commented on potential unit yield.

Mr. Mitchell made a motion to authorize the preparation of two ordinances and the advertisement of a Public Hearing to consider same at the Board of Supervisors meeting on October 19, 2023, the first ordinance to rezone certain property at Pfautz Hill Road, as proposed in the petition submitted by HARDI, LLC (RZ 2023-02), and the second ordinance to amend the Suburban Residential Zone to permit existing mobile home parks as a use permitted by right, and new and expanded mobile home park as uses permitted by special exception. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

C&B Development, LLC (RZ 2023-03) – Ando Baldo, Petitioner, provided an overview of a petition to rezone certain property at Gehman School Road and Stone Hill Road to Light Industrial. Mr. Baldo commented on potential funding for farmland preservation in another portion of the Township, and on potential funding for volunteer emergency service providers.

Matt Close, Petitioner, commented on potential funding for farmland preservation in another portion of the Township, LERTA, and potential funding for volunteer emergency service providers.

Mr. Mitchell commented on the viability of agricultural operations at the subject property, and on farmland preservation efforts.

Mr. Carrasco commented of the Petitioner's past presentations, and on his support for referring the petition for further review.

Matt Creme, Township Solicitor, commented on the petition review process.

Mr. Carrasco made a motion to accept and refer out for reviews a petition to rezone property at Stone Hill Road and Gehman School Road, as submitted by C&B Development, LLC (RZ 2023-03). The motion was seconded by Mr. Mitchell.

Sue Mackley, East Cocalico, commented on the property location.

By unanimous vote the motion was approved.

Benderson Development Company, LLC (RZ 2023-04) – This matter will be continued to the September 21 Meeting.

Comprehensive Plan for the Cocalico Region – Mr. Carrasco provided an overview of a proposed Comprehensive Plan for the Cocalico Region, including public comment solicited and received.

Mr. Carrasco made a motion to authorize the preparation of a resolution and the advertisement of a Public Hearing at the Board of Supervisors meeting on October 19, 2023, to consider adoption of the Comprehensive Plan for the Cocalico Region. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Reamstown Heights Storm Sewer Project Certification – Mr. Ryan provided an overview of the project now completed.

Mr. Mitchell made a motion to execute a Certificate of Acceptance for the Reamstown Heights Storm Sewer Project. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

PennDOT Winter Maintenance Agreement – Mr. Ryan provided an overview of a proposed agreement for Township snow removal and roadway treatment services at three State-owned roads for the 2023-2024 season.

Mr. Mitchell made a motion to execute a Winter Maintenance Agreement with the Pennsylvania Department of Transportation, for services provided for the 2023-2024 season. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Cocalico School District Permit Fee – Mr. Ryan provided an overview of a proposed permit fee for the Reamstown Elementary School Renovation Project.

Mr. Mitchell made a motion to approve a permit fee for the Reamstown Elementary School Renovation Project, in the amount of \$72,186.00. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

TREASURER'S REPORT

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$321,560.57, for the week of August 10, 2023. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the General Fund Bank Account list of bills in the amount of \$1,429.88, for the week of August 17, 2023. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the check payments for the Light Fund Bank Account list of bills in the amount of \$13,436.98, for the week of August 10, 2023. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

Mr. Mitchell made a motion to approve the Electronic Payment list of bills in the amount of \$89,566.34, for the pay period from July 30, 2023 to August 12, 2023. The motion was seconded by Mr. Carrasco.

There was no public comment.

By unanimous vote the motion was approved.

DEPARTMENT REPORTS

Police – Interim Chief Savage commented on certain calls received and Department activities for the prior month. A written report of call activity for East Cocalico Township and Denver Borough for July 2023 was provided.

Finance – A written report of receipts and expenditures for Township funds through July 2023 was provided.

Public Works – A written report of roads, bridge, parks, and equipment maintenance activities for July 2023 was provided.

Building, Zoning & SEO – A written report of permits issued, applications considered by the Zoning Hearing Board, and sewage enforcement activities for July 2023 was provided.

MS4 – Ken McCrae, MS4 Coordinator, noted the Township was not awarded a Community Development Block Grant for the Wabash Landing Project. A written report of MS4 and other stormwater-related activities for July 2023 was provided.

INFORMATIONAL ITEMS

- There were no informational items discussed at this evening's meeting.

NEW BUSINESS

- There was no new business discussed at this evening's meeting.

OLD BUSINESS

- Discussion on the Act 172 tax credit for volunteer emergency responders will be continued to the September 7 Meeting.
- Discussion on the Fire Company records policy will be continued to the September 7 Meeting.

PUBLIC COMMENT

- Mr. Mackley commented on certain year-to-date expenditures, the Public Works salt shed, and the code enforcement reporting process.
- Ms. Mackley commented on manger reporting, and on employee hiring and termination.
- Alyssa Weglarz, East Cocalico, commented on private alley restrictions.
- Donny Stover, Smokestown Fire Company, thanked the Public Works Department for recent storm clean-up efforts.

ANNOUNCEMENTS

Mr. Mitchell noted the Board of Supervisors will next meet on Thursday, September 7, at 7:00 PM, at the Smokestown Fire Company.

ADJOURNMENT

There being no further business, at 8:36 PM Mr. Carrasco made motion to adjourn the meeting. The motion was seconded by Mr. Mitchell.

There was no public comment.

By unanimous vote the motion was approved.

Respectfully Submitted:

Tommy Ryan
Township Manager