

EAST COCALICO TOWNSHIP

BOARD OF SUPERVISORS MEETING

AGENDA

HELD AT EAST COCALICO TOWNSHIP, 100 HILL ROAD, DENVER, PA 17517

THURSDAY, OCTOBER 3, 2019 AT 9:00 A.M.

- 1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE**
- 2. PUBLIC HEARING:**
 - a) **ORDINANCE 2019-07:** TRACKSIDE/STEVENS FEED MILL TEXT AMENDMENT
 - b) **ORDINANCE 2019-08:** TRACKSIDE/STEVENS FEED MILL ZONING MAP AMENDMENT
 - c) **ORDINANCE 2019-09:** STURDY BUILT TEXT AMENDMENT
 - d) **ORDINANCE 2019-10:** STURDY BUILT RD., VACATE A PORTION OF STONE HILL RD. (T-963) EAST OF ITS INTERSECTION WITH SOUTH MUDDY CREEK RD. (SR1059)
- 3. PAST MEETING MINUTES APPROVAL:**
 - a) THURSDAY, SEPTEMBER 19, 2019 BOARD OF SUPERVISOR MINUTES
- 4. DEPARTMENT REPORTS:**
 - a) POLICE DEPARTMENT REPORT
 - b) ZONING OFFICER
 - c) ROAD MASTER REPORT
- 5. TREASURERS REPORT:**
 - a) AUTHORIZE LIST OF BILLS
- 6. ACTION ITEMS:**
 - a) **LAND PLANNING ENGINEER:**
 - CARRIAGE HILL PRELIMINARY/FINAL SUBDIVISION PLAN: TIME EXTENSION OFFER
 - MEMBERS 1ST FCU: PAVING DATE MODIFICATION REQUEST
 - 985 BUILDING EXPANSION STORMWATER SITE PLAN: ACKNOWLEDGMENT OF FINANCIAL SECURITY AMOUNT
 - 490 HAHNSTOWN ROAD TRACT SWM PLAN: CONDITIONAL PLAN APPROVAL
 - DROBOT SWM PLAN: SECURITY REDUCTION
 - SHADY GROVE CAMPGROUND - RIPARIAN BUFFER

b) EAST COCALICO TOWNSHIP AUTHORITY

- LETTER OF SUPPORT EPHRATA AUTHORITY: SANITARY SEWER PLANT #1 UPGRADE
- LETTER OF APPROVAL: I&I REIMBURSEMENT AKRON BOROUGH AND DENVER BOROUGH

7. OLD BUSINESS CONTINUED DISCUSSIONS:

- a) MS4: POSSIBLE REVISION OF MOWING ORDINANCE
- b) FIRE DEPARTMENT WORKING GROUP: DISCUSSION/UPDATES
- c) ADAMSTOWN SHOOTING RANGE: DISCUSSION/UPDATES

8. NEW BUSINESS FOR DISCUSSION:

- a) WATER & SEWER AUTHORITY BOARD: APPOINTMENT
- b) ACCEPT RESIGNATION LETTER FROM PLANNING COMMISSION MEMBER

9. MANAGERS REPORT:

- a) UPDATE ON NEW MANAGER SEARCH

10. PUBLIC COMMENT:

- a) PUBLIC COMMENT FOR NON-AGENDA ITEMS ONLY
- b) SIGN IN BEFORE MAKING PUBLIC COMMENT
- c) STATE NAME AND STREET ADDRESS IN EAST COCALICO TWP.

11. ANNOUNCEMENTS:

- a) NEXT SUPERVISORS MEETING: THURSDAY, OCTOBER 17th AT 7PM, AT THE EAST COCALICO TOWNSHIP MUNICIPAL BUILDING

12. EXECUTIVE SESSION:

13. ADJOURNMENT

BOARD OF SUPERVISORS MEETING THURSDAY, OCTOBER 3, 2019

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, October 3, 2019 at 9:00 a.m., held at the East Cocalico Township Municipal Building, 100 Hill Road, Denver, PA 17517.

ATTENDANCE:

Supervisors: Chairman Alan R. Fry, Vice Chairman Romao "RC" Carrasco, and Secretary Douglas B. Mackley

Employees: Interim Township Manager Penny Pollick, Police Chief Keppley, Zoning Officer Tony Luongo, MS4 Technician Ken McCrea, and Recording Secretary Lisa A. Kashner

Township Eng.: Brent Lied, P.E.

Visitors:* June Kinback, Chad Weaver, Ralph Buckles, Dwight Yoder, Mike Youndt, Randy Wright, Harvey Achey, Kent Reid, Tom Showalter, Delvin Martin, Terry Reber, and Wes Hoover

*Only visitors who signed in are listed.

Chairman Fry asked everyone in attendance to rise and pledge allegiance to the Flag. • A video recording of this meeting will be placed on YouTube. • Chairman Fry noted the proof of publication for today's meeting time. • Chairman Fry opened the Zoning Ordinance Amendment Hearing.

PUBLIC HEARING - ZONING ORDINANCE HEARING: Mr. Goodman, Township Solicitor, noted the proofs of publication for this hearing. Dwight Yoder, Mike Youndt, Delvin Martin, and Vince Youndt were present. Mr. Yoder gave a detailed background of the proposed ordinances; noting that the Lancaster County Planning Commission (LCPC) and Township Planning Commission recommended approval. Discussions continued. Questions and comments were received.

ORDINANCE 2019-07: TRACKSIDE/STEVENS FEED MILL TEXT AMENDMENT: Mr. Goodman highlighted.

MOTION: Vice Chairman Carrasco made a motion, seconded by Chairman Fry, to adopt Ordinance 2019-07. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ORDINANCE 2019-08: TRACKSIDE/STEVENS FEED MILL ZONING MAP AMENDMENT: Mr. Goodman highlighted.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to adopt Ordinance 2019-08. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ORDINANCE 2019-09: STURDY BUILT TEXT AMENDMENT: Mr. Goodman highlighted.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to adopt Ordinance 2019-09. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ORDINANCE 2019-10: STURDY BUILT ROAD - VACATE A PORTION OF STONE HILL ROAD (T-963) EAST OF ITS INTERSECTION WITH SOUTH MUDDY CREEK ROAD (SR-1059): Mr. Goodman highlighted.

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to adopt Ordinance 2019-10. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

Chairman Fry closed the hearing. • Chairman Fry announced that the Board will be going into Executive Session after the meeting for discussion of personnel and other matters.

PAST MEETING MINUTES APPROVAL:

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve the Thursday, September 19, 2019 Board of Supervisors meeting minutes. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

BOARD OF SUPERVISORS MEETING THURSDAY, OCTOBER 3, 2019

DEPARTMENT REPORTS:

POLICE DEPARTMENT REPORT: Chief Keppley noted the Ephrata Police Department withdrew their request for the proposed shooting range. Chief Keppley noted the regular PD report will be at the next meeting.

ZONING OFFICERS REPORT: Mr. Luongo noted the regular report will be given at the next meeting. Mr. Luongo highlighted an oil spill found yesterday, and discussed the screening at Earth, Turf & Wood.

ROAD MASTER REPORT: Mr. Flory highlighted the report.

TREASURER'S REPORT:

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve the October 3, 2019 list of bills: General Fund \$101,877.12; Recreation Fund \$13,466.28. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ACTION ITEMS: LAND PLANNING ENGINEER: Mr. Lied highlighted the following plans.

CARRIAGE HILL – PRELIMINARY/FINAL SUBDIVISION PLAN (10/27/2019): There was no developer representative present. Mr. Lied highlighted the current status of the project and noted that a written time extension offer was received by the Township.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve accept the written 120-day time extension offer as submitted by the applicant's consultant dated September 27, 2019, which will extend the deadline for action on the Carriage Hill – Preliminary/Final Subdivision Plan until February 24, 2020. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MEMBERS 1ST – FINAL MINOR SUBDIVISION AND LAND DEVELOPMENT PLAN: There was no developer representative present. Mr. Lied highlighted the request for extension of the paving deadlines.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve accept authorize an approval of the waiver/modification of §194-25.K.(11) of the East Cocalico Township Subdivision and Land Development Ordinance to extend the asphalt paving deadlines for asphalt wearing course and base course from October 15, 2019 and October 31, 2019 to November 29, 2019, conditioned upon the contractor strictly adhering to all applicable weather and temperature restrictions. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

985 BUILDING EXPANSION/REINHOLDS PROPERTY, LP – STORMWATER SITE PLAN: There was no plan holder representative present. Mr. Lied highlighted the status of the project and recent review of the construction cost opinion for financial security.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to acknowledge the required amount of the financial security to be established with the Township for the 985 Building Expansion/Reinholds Property, LP – Stormwater Site Plan in the amount of \$83,944.50, per the approved Opinion of Probable Cost, prepared by McCarthy Engineering, dated September 25, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

490 HAHNSTOWN ROAD – CURTIS WEAVER – STORMWATER MANAGEMENT PLAN: There was no consultants or applicant representative present. Mr. Lied highlighted the project and the status of the SWM Plan review.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve a waiver/modification of §185-14.B.(4) of the Stormwater Management and Earth Disturbance Ordinance related to the requirement to locate and depict existing features located within 200' of the subject tract. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve a waiver/modification of §185-31.D of the Stormwater Management and Earth Disturbance Ordinance related to providing two feet of freeboard between the minimum finished floor elevation and the 100-year water surface elevation. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**BOARD OF SUPERVISORS MEETING
THURSDAY, OCTOBER 3, 2019**

ACTION ITEMS: (CONTINUED)

LAND PLANNING ENGINEER: 490 HAHNSTOWN ROAD

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to conditionally approve the Curtis Weaver - 490 Hahnstown Road – Stormwater Management Plan conditioned upon the applicant addressing all items outlined in the Becker Engineering, LLC. review letter dated October 1, 2019, to the satisfaction of the Township, Township Zoning Officer, Township Engineer and Township Solicitor. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to authorize the Board of Supervisors to sign the Improvement Guarantee Agreement (IGA) for the Curtis Weaver - 490 Hahnstown Road – Stormwater Management Plan when signed by the applicant and provided in a form acceptable to the Township and Township Solicitor along with the required financial security in an amount acceptable to the Township and Township Engineer and a form acceptable to the Township Solicitor. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to authorize the Board of Supervisors to sign the Stormwater Maintenance and Easement Agreement (SWMEA) related to the Curtis Weaver - 490 Hahnstown Road – Stormwater Management Plan when executed by the applicant and submitted to the Township in a form acceptable to the Township Solicitor. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to authorize signature of the Curtis Weaver - 490 Hahnstown Road – Stormwater Management Plan by the Board of Supervisors upon the applicant adequately resolving all conditions of plan approval to the satisfaction of the Township, Township Zoning Officer, Township Engineer and Township Solicitor. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

DROBOT – STORMWATER MANAGEMENT PLAN: There was no applicant representative present. Mr. Lied highlighted that a recent joint site meeting occurred with the applicant and the Zoning Officer, and the applicant's progress towards addressing prior items identified as part of the As-Built review.

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to authorize the Board of to authorize the full release of the remaining security in the amount of \$4,500 upon the applicant establishing the intended drainage patterns, remediating the stormwater facilities, and updating the as-built plans to address all prior issues identified to the satisfaction of the Township Zoning Officer and Township Engineer. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

SHADY GROVE CAMPGROUND – RIPARIAN BUFFER: Randy Wright of Hanover Engineering was present. Mr. Lied provided a brief introduction and noted that the applicant's consultant had previously submitted a request for relief from the riparian buffer requirements of the Zoning Ordinance. Mr. Wright provided some additional background and highlighted the riparian buffer and distributed reduced copies of the plan. Comments and questions were received. After lengthy discussions, it was determined that the most appropriate first step would be for them to go before the Zoning Hearing Board to request relief from the riparian buffer standards and the expansion of an existing non-conforming use.

EAST COCALICO TOWNSHIP AUTHORITY: Mr. Reber was present and discussed a requested letter of support to the Ephrata Authority for necessary upgrades to Ephrata's Sanitary Sewer Plant #1. Mr. Reber also discussed a letter of approval for Inflow and Infiltration (I&I) reimbursement for Akron Borough and Denver Borough.

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to authorize East Cocalico Township's IMG Representative, Douglas Mackley, to send a letter of support to the Ephrata Borough Authority showing support for the recommended proven technology upgrade at Ephrata's Sanitary Sewer Plant #1 despite the higher overall cost. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to authorize and approve the release of reimbursements to both Akron Borough and Denver Borough from the Intermunicipal Group's I&I fund. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**BOARD OF SUPERVISORS MEETING
THURSDAY, OCTOBER 3, 2019**

OLD BUSINESS CONTINUED DISCUSSIONS:

MS4 DISCUSSION: Mr. McCrea highlighted.

FIRE DEPARTMENT WORKING GROUP DISCUSSION/UPDATES: Standing item, no updates at this time.

ADAMSTOWN SHOOTING RANGE – DISCUSSION/UPDATES: This item to be deleted from the agenda per the September 26, 2019 letter from the Ephrata Police Department noting that they are withdrawing their request to build a training range in Adamstown Borough.

NEW BUSINESS FOR DISCUSSION:

WATER & SEWER AUTHORITY BOARD – APPOINTMENT:

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve the appointment of June Kinback to serve on the East Cocalico Township Water and Sewer Authority Board for a term expiring December 31, 2023. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ACCEPT RESIGNATION LETTER FROM PLANNING COMMISSION MEMBER:

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to accept with regrets the resignation letter from Chris Fitterling Planning Commission Member with his last meeting being the December 16, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

INTERIM MANAGERS REPORT:

UPDATE ON NEW MANAGER SEARCH: Ms. Pollick noted this item will be discussed during Executive Session.

PUBLIC COMMENT (NON-AGENDA ITEMS):

ANNOUNCEMENT: Next Board of Supervisors Meeting is October 17th at 7:30pm at the East Cocalico Township Municipal Building.

EXECUTIVE SESSION: At 10:29am, Chairman Fry announced the Board will be going into Executive Session.

Chairman Fry called the regular meeting back to order at 10:54am; discussions were held on personnel matters and real estate matters. Instructions were given to the Township Interim Manager. There were no decisions or motions made.

ADJOURN:

MOTION: There being no further business to come before the Board, Secretary Mackley made a motion seconded by Vice Chairman Carrasco to adjourn the meeting at 10:55am. Chairman Fry asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Douglas B. Mackley
Board of Supervisor Secretary

VIEW THIS MEETING IN ITS ENTIRETY BY VISITING YOUTUBE. PLEASE CLICK A LINK BELOW:

[East Cocalico Township Board of Supervisor Meeting 10-03-2019, Part 1](#)
[East Cocalico Township Board of Supervisor Meeting 10-03-2019, Part 2](#)
[East Cocalico Township Board of Supervisor Meeting 10-03-2019, Part 3](#)