

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING
Minutes of May 3, 2022

The regular meeting of the Board of Supervisors was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue. The public was permitted to attend in-person or remotely via Zoom (video and audio), with instructions provided at the Township's internet website. The agenda posted to the Township's website and posted on the front window of the Township Building advised of the public's ability to attend in-person or remotely.

Chairman David Dumeyer and Board Members Robert Munro, and Naomi Martin were physically present at the meeting. Board member Ed Fisher attended remotely via Zoom. Also in attendance were Township Manager Andrew Stern; Director of Land Use Dwayne Steager; Police Chief Lisa Layden; Township Solicitor Josele Cleary; and Township Engineer Melissa Kelly. Recording Secretary Judy Carrier attended remotely via Zoom.

A. CALL TO ORDER - Chairman Dumeyer called the meeting to order at 7:30 p.m. and led with the Pledge of Allegiance.

B. SAADIA/GINDER REZONING PUBLIC HEARING DECISIONS

(Hearing Closed & Vote Tabled 4/5/2022.)

1. Resolution 11-22: Urban Growth Area Amendment, Meadow Spring Rd.

REMAIN TABLED until June 7, 2022 Board meeting by **motion** made by Robert Munro, second by Naomi Martin and carried (4-0) due to one Board of Supervisors member being absent.

2. Ordinance 1-22: Saadia Rezoning, 3451 Meadow Spring Rd.

REMAIN TABLED until June 7, 2022 Board meeting by **motion** made by Robert Munro, second by Naomi Martin and carried (4-0) due to one Board of Supervisors member being absent.

AUTHORIZE ADVERTISEMENT for June 7 Board meeting by **motion** made by Robert Munro, seconded by Naomi Martin and carried (4-0).

C. EAGLE SCOUT RECOGNITION: Chairman Dumeyer recognized Jack Korba, Kenden Willis, Jakob Kreibick, Patrick Kreibick, Dale Winand, and Jack Fields, Silver Spring Boy Scout Troup 267, for earning the rank of Eagle Scout and their significant contribution to the Troup and the Community. Each Scout was congratulated and wished the best as they move forward in life, hopefully serving others as they have been throughout their scouting career.

D. POLICE:

1. National Police Week Proclamation, May 11-16. Chairman Dumeyer read the Proclamation designating May 5 as Peace Officers' Memorial Day and the week in which May 15 falls as National Police Week, calling upon all citizens of West Hempfield Township and upon all patriotic, civic and educational organizations to observe the week of May 11th – 16th, 2022, as Police Week with appropriate ceremonies and observances in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so

doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens. All citizens of West Hempfield Township were further called upon to observe the 15th of May 2022, as Peace Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, to recognize and pay respect to the survivors of our fallen heroes.

2. Police Department Awards and Commendations – Police Chief Lisa Laden briefly spoke about National Police Week and then read the following awards for 2021:
 - a) *Department Life Saving Award* – **Sergeant Chris Kunkle and Officer Mike Murray. Sergeant Ryan Draper, Corporal Rich Bowermaster, Officer Rob Small and Officer Ben Johns.**
 - b) *Meritorious Conduct Award* – **Sergeant Ryan Draper and Corporal Rich Bowermaster.**
 - c) *Commendations* – **Corporal Karl Hartranft. Assisting Officers Richard Siegel and Zachary Meador, Susquehanna Regional Police Department; and Lancaster County Parks Rangers Gus Gotwalt and Nate Cuba.**
 - d) *Excellence in Criminal Investigation* – **Sergeant Ryan Draper, Detective Robert Bradfield, Detective Sergeant George Brace.**
 - e) *Outstanding Volunteerism* – **Corporal Rich Bowermaster and Officer Bart Hollis.**
 - f) *Perfect Attendance* – **Officer John Schwab and Detective Tom Ziegler.**
 - g) *Team Member of the Year* – For going above and beyond in managing the administrative operations of the Department – **Kerri Sensenig.**

Captain Ober presented each with a Certificate; the Board of Supervisors congratulated all recipients and group photographs were taken.

E. APPROVAL OF MINUTES.

1. April 5, 2022 – Regular Meeting
2. April 21, 2022 – Road Tour Meeting

Motion was made by Robert Munro and seconded by Naomi Martin to *approve* the April 5, 2022 Regular Meeting Minutes and the April 21, 2022 Road Tour Meeting Minutes. The motion passed (4-0).

F. COMMUNICATIONS

1. BOARD OF SUPERVISORS – None

2. **TOWNSHIP MANAGER** - Andrew Stern reviewed the Manager’s Report dated April 29, 2022 and gave a special “thank-you” to Dale Getz who has been programming cards and keeping the Woody Waste project moving forward.

INTERNAL MATTERS

1. **Revenues.** Update on EIT and LST. Distributions from LCTCB are shown below.

	2020 YTD	2021 YTD	2022 YTD
EIT	714,282	766,549	821,635
LST	134,700	115,484	84245
OTHER	2,980	727	776
NON-RESIDENT	226.94	8,811	12,483
TOTAL	852,188.94	891,571	919,139

*Above numbers are the amounts distributed to us, net of LCTCB fees.

2. **Audit Report.** Audit reports for the Township and Authority have been received. The Township report is enclosed in your packets. Both are posted to our website.
3. **Police Contract.** We will begin contract negotiations April 29, 2022.
4. **Farmdale/Ferndale.** The project was to begin March 14. The contractor continues to delay due to unforeseen circumstances. They are now hoping to start the second week of May.
5. **Woody Waste.** The card access system is up and running! Most public feedback has been positive. To date we have issued about 200 cards, with a steady stream of customers acquiring them each day. A special “thank-you” to Dale who has been programming cards and keeping this project moving forward!
6. **Little Free Library.** A local Girl Scout leader reached out to Hempfield Rec about installing a “little free library” at one or more of our parks. Unless the Board objects, we will allow them to move forward with this at Fairview and/or Silver Spring.

EXTERNAL MATTERS

1. **Columbia-Wrightsville 462 Bridge.** A few more meetings have occurred with PennDOT, municipalities, and emergency service providers to discuss emergency plans while the 462 bridge will be closed. While there will be plans in place to address long term issues on Route 30, while 462 is closed, we should expect wide-spread gridlock should an incident occur. The official detour route for Route 30 will be via I-83 and 283, approximately 60 miles. The current proposed timeline for the bridge project is as follows:

- Bids let by PennDOT April 2023.
- Construction starts Summer 2023.
- First 20 months, most work will be underside of the bridge with little impact on traffic.
- Fall 2025, bridge will close completely for 12-16 months.
- Once the bridge reopens, it will be very tight with some traffic impacts for about another 13 months while work is performed on the bridge surface with active traffic.

PERSONNEL

1. **Staffing – Public Works.** We remain one person short and continue to seek a replacement.

OUTSIDE BOARDS AND COMMITTEES

1. **LIMC:** Our next meeting will be June 8, 2022, 7:30 am, at West Lampeter Township.

CORRESPONDENCE

1. **Defense Logistics.** We have received the annual downstream notification for chemical storage at DLA, New Cumberland.
3. **TREASURER’S REPORT – Current Month-to-Date and Prior Month (March 2022)** Detail reports were submitted and reviewed.
4. **DEPARTMENT REPORTS: POLICE, PUBLIC WORKS, ZONING/LAND USE, FIRE, EMS.** Written reports were received and reviewed.

Police – Chief Layden reported there was nothing out of the ordinary and she had nothing further to add to her report.

Public Works – Dale Getz reviewed his April 2022 Report. A good portion of the month was spent working at the Woody Waste Facility.

Zoning/Land Use – Dwayne Steager commented on the EPA Statement and Water Week June 3-11, 2022 Events.

5. **TOWNSHIP ENGINEER’S REPORT –** Melissa Kelly submitted and reviewed a written report itemizing approved Grants and project reviews. She noted they will begin work on the salt shed construction drawings and bid documents for bidding and also the analysis of potential safety improvements along Rt. 23 in the traditional village district and she reported that PennDOT does not have right-of-way plans and indicated the ROW is 50’.
6. **RESIDENTS: PUBLIC COMMENT ON NON-AGENDA ITEMS**

- James Wertz, Prospect Road commended Dale Getz on how quickly he took care of a fallen tree. He also asked if there is a time limit for manure spreading. It's being done at midnight and very bright lights are flashing.
- Harold Fry, Nolt Road, expressed concern about trucks and speeding traffic on the road and asked if a study has been done. Mr. Stern reported the Township was working on a truck route before COVID and is going to start back on that. Mr. Fry commented that it is very bad living on that road and he has been bringing this to the Board for four years.

G. SUBDIVISIONS, LAND DEVELOPMENTS, AND PLANNING MODULES

1. Heisey WHTPC 02-2022 (90 Days 7/20/2022)

Lot Add-On Plan

Location: 553 & 686 Druid Hill Road

Zoned: R2 & RA

Lot Size: 6.0 Acres/ 261,360.0 ft² - 75.50 Acres/ 3288780.0 ft.²

The applicant is proposing adding area from one parcel, 553 Druid Hill Rd, to another, 686 Druid Hill Road. 553 Druid Hill Rd is an existing residential property with an area of 6 to 7 acres. The property is a flag lot with frontage on both Druid Hill Rd and Dawn View Drive. The existing driveway access is from Druid Hill Rd. Zoning is split, with the northern portion of the lot including the house being in the RA Zone and the southern portion including the driveway being in the R-2 Zone. The most northerly portion of the lot adjacent to 686 Druid Hill Rd is wooded. The 686 Druid Hill Rd property abuts 553 Druid Hill Rd to the north. Area is about 75 acres and the property is located entirely in the RA Zone. This property is mostly used for agriculture, with the southern portion being wooded.

The owners propose to subdivide about 3.3 acres (mostly wooded) off the northern part of 553 Druid Hill Rd and add this area to 686 Druid Hill Rd.

Mr. Mark Campbell, Professional Engineer from Axios Consulting LLC, presented the lot add-on plan on behalf of the Heisey family. Mr. Campbell stated that no construction is planned and no change in use is planned.

REQUESTED MODIFICATIONS

A. Saldo Section 602.K.6.b – Reconstruction of Existing Streets

The applicant is requesting a waiver of the requirement to reconstruct Druid Hill Road to its centerline with the justification that the proposed plan is a lot add-on only and no other improvements are proposed. No alternative is provided.

The Township Engineer has recommended the Township deny the request to waive the reconstruction of Druid Hill Road to its centerline but allow the applicant to defer the improvements based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.”

Action Required

- **Motion** was made by Robert Munro and seconded by Naomi Martin to **deny** the Requested Modification of Section 602.K.6.b – Improvement of Existing Streets, but **defer** the improvement based on the justification provided. The motion passed (4-0).

B. Saldo Section 602.M – Curbing

The applicant is requesting a waiver of the requirement to provide curbing along Druid Hill Road with the justification that the proposed plan is a lot add-on only and no other improvements are proposed. No alternative is provided.

The Township Engineer has recommended the Township deny the request to waive the curbing along Druid Hill Road but allow the applicant to defer the improvements based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.”

Action Required

- **Motion** was made by Robert Munro and seconded by Naomi Martin to **deny** the Requested Modification of Section 602.M – Curbing but to **allow** the applicant to **defer** the improvements based on the justification provided. The motion passed (4-0).

C. Saldo Section 602.N – Sidewalks

The applicant is requesting a waiver of the requirement to provide sidewalk along Druid Hill Road with the justification that the proposed plan is a lot add-on only and no other improvements are proposed. No alternative is provided.

The Township Engineer has recommended the Township deny the request to waive the sidewalk along Druid Hill Road but allow the applicant to defer the improvements based on the justification provided with the condition that the following note is added to the plan: “The West Hempfield Township Subdivision and Land Development Ordinance (SALDO) requires construction of Curbs, Sidewalks, and Road Widening at all locations where the property abuts a public street. Upon owner’s request for modifications, the obligation to complete the Curbs, Sidewalks, and Road Widening at such locations has been deferred by the Township subject to the condition that the Board of Supervisors may, at any time at the Board’s sole discretion, direct that such improvements be constructed and completed in accordance with the applicable standards required by the Township at the time of such direction by the Township, at the sole expense of the owner of the property at the time of such direction by the Township. The owner of the property shall be required to complete such construction, as directed by Township Officials, within six (6) months of the date of notice to do so.”

Action Required

- **Motion** was made by Robert Munro and seconded by Naomi Martin to **deny** the Requested Modification of Section 602.N – Sidewalks but **allow** the applicant to **defer** the improvements based on the justification provided. The motion passed (4-0).

D. Saldo Section 602.P & 602.R–Clear Sight Triangles (New Request This Submission)

The applicant is requesting a modification from the requirement to provide a 100’ x 100’ clear sight triangle at the driveway intersection with Druid Hill Road with the justification that the vehicle will be stopped before entering the road and that a 25’ leg will be adequate for visibility.

The Township Engineer has recommended approval of this waiver request based on the justification and alternative provided with the condition that a note be placed on the plan regarding obstructions within the clear sight triangle per the ordinance.

Messrs. Rod and Dennis Heisey stated they were puzzled why the plan references a driveway but the Township Ordinance refers to a street. The Board will revisit the verbiage at a later date.

Action Required

- **Motion** was made by Robert Munro and seconded by Naomi Martin to **approve** the Waiver Request Saldo Section 602.P & 602.R–Clear Sight Triangles based on the justification provided with the condition that a note be placed on the plan regarding obstructions within the clear sight triangle per the ordinance. The motion passed (4-0).

E. Saldo Section 609.E.8 – Street Trees

The applicant is requesting a waiver from the requirement to install street trees along Druid Hill Road with the justification that the proposed lot add-on does not propose any improvements or changes to Druid Hill Road. No alternative is provided.

The Township Engineer has recommended approval of this waiver request based on the justification provided.

Action Required

- **Motion** was made by Robert Munro and seconded by Naomi Martin to **approve** the Requested waiver of Section 609.E.8 – Street Trees. The motion passed (4-0).

Action Required

- **Motion** was made by Robert Munro and seconded by Naomi Martin to **approve**, the Lot Add-on Plan and that all remaining outstanding engineering comments are resolved to the satisfaction of Township Staff and the Township Engineer. The motion passed (4-0).

**2. St. Anne’s Retirement Community
Financial Security – Reduction No. 5**

The applicant is requesting a release of their financial security.

Records indicate that the financial security status for this project is as follows:

Original Amount	\$ 1,361,135.38
Previous Reductions	\$ 997,565.36
Outstanding Balance	\$ 363,570.02

Based on a site visit and a review of the As-Built Plan, the Township Engineer has recommended that the financial security for this development be maintained at the current balance of \$363,570.02. This amount is adequate to cover the costs of the remaining work listed in the report, water and sewer improvements not yet released and address the comments in the as-bult plan review letter. The Municipalities Planning Code (MPC), Section 509 (j) states that the Township may require the retention of 10% of the current amount (\$363,570.02) prior to final release of the financial security. Therefore, until completion of all outstanding work to the satisfaction of the Township, the financial security should not be reduced to an amount below \$36,357.00.

Action Required:

- **Motion** was made by Robert Munro and seconded by Naomi Martin to *deny* a release of the financial security and maintain the current balance of \$363,570.02. The above amount does not include any increase that may have automatically occurred on the anniversary date of the financial security. The motion passed (4-0).

**3. Millfield Green/Peregrine
Financial Security – Reduction No. 1**

The applicant is requesting a release of their financial security.

Records indicate that the financial security status for this project is as follows:

Original Amount	\$ 643,474.15
Previous Reductions	\$ 0.00
Outstanding Balance	\$ 643,474.15

Based on a site visit and a review of the documentation, we recommend that the financial security for this development be reduced by \$22,962.15, which will leave a new outstanding financial security balance of \$620,512.00. This amount is adequate to cover the costs of the remaining work listed above. The Municipalities Planning Code (MPC), Section 509 (j) states that the Township may require the retention of ten percent of the original amount (\$643,474.15) prior to final release of the financial security. Therefore, until completion of all outstanding work to the satisfaction of the Township, the financial security should not be reduced to an amount below \$64,347.42.

Action Required:

- **Motion** was made by Robert Munro and seconded by Naomi Martin to *approve* the financial security for this development be reduced by \$22,962.15, which will leave a new outstanding financial security balance of \$620,512.00. The above amount does not include any increase that may have automatically occurred on the anniversary date of the financial security. The motion passed (4-0).

4. Schopf Bros. Farms
Request for Waiver
Location: 3493 Marietta Ave.
Lot Size: 18.60 Acres/810,216.0 ft.²

The applicant is requesting a waiver of the requirement to do a Land Development Plan and in the alternative provide a Minor Land Disturbance Plan.

Action Required:

- **Motion** was made by Robert Munro and seconded by Naomi Martin to *approve* the request for waiver of the requirement for a Land Development Plan and instead to do a Minor Land Disturbance Plan. The motion passed (4-0).

5. Stony Battery Road
Informational Only Concept Plan
Location: 1190 Ivy Dr/ 875 Stony Battery Rd
Lot Size: 24.44 Acres/ 1,064,606.4 ft.² and 30.70 Acres/ 1,337,292.0 ft²

Concept Plan for the ±56-acre parcel owned by SBCC Land Co., LP located at the southeast intersection of Stony Battery Road and Ivy Drive. This property was recently zoned to R3 Residential. Over the years several concepts have been shared with the Township to create a plan that blends in well with the fabric of the surrounding area, provides multiple housing options, and balances the need for efficient land use and preservation of natural features.

The plan utilizes the Open Space Design Option where up to 6 dwelling units per acre are allowed via the use of TDR's. That will allow up to 336 units. The proposed plan provides for a mix of 82 single-family attached units, 44 single-family semidetached units, and 128 multifamily units.

Claudia Shank Esq., McNees Wallace Nurick and Chris Venarchick, RGS Associates, walked the Board through the Concept Plan and explained the next steps. They are asking the Board to review the Concept Plan and provide feedback. No action is required.

- H. UNFINISHED BUSINESS
- a. 2009 CAT 262C Skid Steer Loader

- i. Award sale to highest Municibid bidder. **Moved** by Robert Munro and seconded by Naomi Martin to **award** sale of the 2009 CAT 262C Skid Steer Loader to he highest Municibid bidder for \$31,900. The motion passed (4-0).

I. NEW BUSINESS

- a. Solar Project Discussion – Andrew Stern provided information for review and would like to know if the Board wishes to pursue. He will make arrangements for someone to address comments and questions.
- b. EV Charger Discussion – Andrew Stern reviewed the Grant received three years ago. He noted the cost of the service agreement is about \$100/month and that usage has decreased as most people now charge their vehicles from home. The Grant obligation of three years has been met and we can now go on a year-to-year basis. The Board had asked that this be brought back to the Board after the initial three-year period. The Board concurred to continue service for another year.

J. ORDINANCES, RESOLUTIONS, AND AGREEMENTS - None

K. APPROVAL OF PAYABLES.

PAYROLL & TAXES	\$237,847.66	EFT
FULTON - GENERAL FUND	\$177,759.78	5000-5080
FULTON - MS4	\$25,887.50	5000-5001
FULTON - REFUSE	\$50,512.86	5000-5010
FULTON - STREET LIGHT	\$5,223.70	5000-5001
FULTON - STATE FUND	\$6,409.17	5000-5006
FULTON – FIRE HYDRANT	\$28,834.96	5000
FULTON – ESCROW	\$14,657.87	5000-5001
TOTAL	\$547,133.50	

Moved by Robert Munro and seconded by Naomi Martin to **approve** payment of all bills between April 1, 2022 and April 30, 2022 and any residuals that may be forthcoming. Motion carried (4-0).

L. GOOD OF THE ORDER

1. NO MUNICIPAL AUTHORITY MEETING THIS MONTH

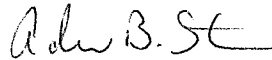
2. **UPCOMING BOARD OF SUPERVISORS MEETING:** Tuesday, June 7, 2022:
 Regular Meeting

West Hempfield Board of Supervisors
May 3, 2022

M. ADJOURNMENT INTO EXECUTIVE SESSION TO DISCUSS POLICE
PERSONNEL MATTERS

Chairman Dumeyer called for a motion to adjourn the meeting into Executive Session to discuss Police Personnel matters. **Motion** was made by Robert Munro and seconded by Naomi Martin to *adjourn* the Board of Supervisors meeting into Executive Session to discuss Police Personnel matters at 9:10 p.m. The motion passed (4-0).

Respectfully submitted,



Andrew Stern,
Township Manager

