

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING  
Minutes of June 6, 2023

The regular meeting of the Board of Supervisors was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue.

Chairman David Dumeyer and Board Members Edward Fisher, Kent Gardner, and Naomi Martin were present at the meeting. Also in attendance were Township Manager Andrew Stern; Director of Land Use Dwayne Steager; Director of Planning Lindsay Gerner; Finance/HR Director Amy Slutter; Public Works Director Dale Getz; Police Chief Lisa Layden; Police Captain Doug Ober; Township Engineer Melissa Kelly. Recording Secretary Judy Carrier was in attendance remotely.

A. CALL TO ORDER

1. Chairman Dumeyer called the meeting to order at 7:00 p.m. and remarked on the importance of today, June 6<sup>th</sup>, the 79<sup>th</sup> Anniversary of D-Day, the pivotal World War II operation in which Allied troops invaded Normandy, France, on June 6, 1944. D-Day is said to be the largest seaborne invasion in history, with more than 160,000 soldiers landing on the beach in Normandy. Chairman Dumeyer asked for a moment of silence in honor of all those who served in the D-Day battle, and it is important to remember those who still survive and those who fallen in their service and continue to tell their stories for generations yet to come.
2. Boy Scout Troop 267 posted the colors and led the audience in the Pledge of Allegiance to the Flag.
3. Chairman Dumeyer announced there will be no Municipal Authority meeting this month.
4. Chairman Dumeyer requested an Executive Session immediately following tonight's Supervisors meeting for a personnel matter.

B. RECOGNITION OF SERVICE

1. Boy Scout Troop 267 New Eagle Scouts  
*Brent Andrews, Hendrix Kohn, Simeon Vieland, Larson McPhail and Andrew Etkin.*  
Chairman Dumeyer recognized and thanked Boy Scout Troop 267 New Eagle Scouts, for presenting the colors during the Pledge of Allegiance. He then read a brief biography of each New Eagle Scout and explained the project each Scout completed to qualify for the highest rank of Eagle Scout. Certificates of Achievement were awarded and each Scout was congratulated for their dedication and their service. The ceremony concluded with a round of applause.

C. NEW POLICE OFFICER – OATH OF OFFICE

- Jonathan Perez. Chief Layden provided a brief biography for Officer Jonathan Perez and Chairman Dumeyer administered the Oath of Office. Officer Perez introduced his family and thanked Daniel Long, his mentor. Refreshments were available for all officers, family and friends.

D. APPROVAL OF MINUTES

- May 2, 2023. **Motion** was made by Edward Fisher and seconded by Kent Gardner to **approve** the May 2, 2023 Regular Meeting Minutes as presented. The motion passed (4-0).

E. COMMUNICATIONS

- Board of Supervisors – Kent Gardner noted that this week is water week.
- TOWNSHIP MANAGER - Andrew Stern reviewed his written report included below. He had nothing further to add and there were no questions or comments.

**INTERNAL MATTERS**

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

	2021 YTD	2022 YTD	2023 YTD
EIT	1,173,543	1,264,944	1,330,590
LST	178,810	139,854	156,372
OTHER	791	1,035	6,522
NON-RESIDENT	13,339	21,893	13,871
<b>TOTAL</b>	<b>\$1,366,483</b>	<b>\$1,427,726</b>	<b>\$1,507,355</b>

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

- Saadia Rezoning.** The Court of Common Pleas hearings are complete. We are now awaiting a decision from Judge Miller.
- Silver Spring Culvert.** We have received a proposal from Rettew for the replacement of a culvert. Given the potential cost of this proposal, we have sought an additional proposal. The proposal(s) are on this agenda for Board consideration.
- Traffic Engineer RFP.** Proposals are due Monday, June 5. I will provide a summary at the meeting and the Board can advise as to next steps.
- Phone Project.** Our vendor now has all required equipment. We will be scheduling the conversion soon.
- Kauffman Road "Triangle".** East Hempfield Township is finalizing agreements with the property owners to remove a shed, tree, and fence partially blocking the sight line of persons headed westbound Kauffman at Stony Battery. This is being done to facilitate the vacating of the Stony Battery "leg" over to Kauffman for EHT's new trail.

7. **SBCC Conditional Use.** We have received notice of an appeal by SBCC for our denial of their recent Conditional Use application. On May 24, Dave Dumeyer, Ed Fisher, Josele Cleary, and I met with the SBCC team to discuss our concerns with their application. It is SBCC's intent to resolve our concerns and seek a resolution to this matter with appropriate conditions which satisfy the Board.
8. **Farmdale.** Paving of the Farmdale neighborhood, where our recent stormwater project was completed, starts the week of June 12.
9. **National Night Out.** Tuesday, August 2, 2023, at Leisure Lanes, 6pm – 8pm. Please join our police and other staff. This has been an awesome event in prior years. Please wear your WHT shirts and mingle with our residents!
10. **Fire Engine.** The Fire Company has been advised that their new engine won't be complete/delivered until January 2025 (27 months instead of the originally quoted 18 months). While no one is pleased with this, I am not sure anyone is surprised.

#### EXTERNAL MATTERS

1. **462 Bridge Project.** PennDot is scheduling a "final" incident management meeting with the affected municipalities and emergency responders for late June. Responders include West Hempfield, Columbia, and Hellam Police; West Hempfield, Columbia, Mountville, Wrightsville, and Hellam Fire; and PennState EMS. We continue to strive towards a "worst-case scenario" plan for when there is an incident on 30 while the 462 bridge is closed. Please let me know if any of you would like to be involved.

#### PERSONNEL

1. **Police.**
  - a. Officer Perez-Carrillo started May 1, 2023.
  - b. Officer Aaron Steager will start June 26, 2023.
  - c. Detective Bradfield has been promoted to Detective Sergeant effective June 4, 2023.
  - d. Officer Bart Hollis is retiring effective August 2, 2023.
2. **Staffing.** We remain fully staffed for all positions.

#### OUTSIDE BOARDS AND COMMITTEES

1. **LIMC.** The next meeting will be on June 14, 2023, at East Lampeter Township. I anticipate a speaker or two for the topic of homelessness in the County.

#### CORRESPONDENCE

1. **Talen Energy.** We have received their annual downstream chemical notification for Brunner Island.

2. **Lancaster Farmland Trust.** We received a letter and map summarizing the properties preserved through their program and others.
3. TREASURER'S REPORT - Current Month-to-Date and Prior Month Detail Reports were submitted and reviewed.
4. DEPARTMENT REPORTS: Police, Public Works, Zoning/Land Use, Fire, EMS. Written reports were submitted and reviewed.
  - Police: Chief Layden updated May statistics.
  - Public Works: Dale Getz reported on the installation of the Rain Gardens, the arrival of the new leaf truck, and missing township signs during the past two months.
  - Zoning/Land Use: Dwayne Steager reported on a total of 33 rain barrels sold this year and thanked Laura Steager for volunteering her time again to help with the distribution. He also reported that the Farmdale PRP Project is moving along very well.
  - Fire: There were no comments or questions from the Board on reports received from Mountville and West Hempfield Fire & Rescue. Resident Robert Atkins, Sterling Way, asked how the fundraising is going and he was told it is going very well but the monetary goal has not yet been reached. The Board feels very blessed by the support of the Township as a whole.
  - EMS: Andrew Stern asked for comments on the Report and Edward Fisher noted the reduced response time.
5. TOWNSHIP ENGINEER'S REPORT - Melissa Kelly reviewed her written report.
6. RESIDENTS
  - Phil Smith expressed dissatisfaction with the Township's website and various other Township-related matters.
  - Dawn Flaherty, Stony Battery Road, thanked Chief Layden and the police department for all they have been doing and stepping up with traffic control; however, there are still speeding issues.
  - Robert Atkins, Sterling Way, thanked Chief Layden for responding to complaints about motorbikes, motorcycles and four wheelers riding around his neighborhood. and reported that there are issues with fireworks being set off too close to his property. There was discussion pertaining to fireworks and that not much can be done about them . . . the only recourse is to push the legislators. He was advised to

contact his State Representative and State Senator regarding better provisions for Municipalities to enable them to do something about the issues.

F. SUBDIVISIONS, LAND DEVELOPMENTS, AND PLANNING MODULES

1. **WHT 03-2023 Chinese Bible Church (90 days: July 26, 2023)**

**Preliminary/Final Land Development Plan**

**Applicant:** Chinese Bible Church  
**Location:** 4050 Marietta Ave, Columbia  
**Zone:** R-1 – 3.5 acres

Lindsay Gerner, Director of Planning, reviewed the Plan. The applicant received a Special Exception approval (case 1337) in December 2022 to allow for the expansion of the existing fellowship building on the property. The site presently contains a 4,673 SF church building and a 1,671 SF fellowship building. The plan proposes a 6,411 SF addition onto the existing fellowship hall. The lot will continue to be served by Columbia Water and LASA.

**Action Required**

- **No Action recommended at this time.**

2. **WHT 04-2023 Drager Tract (90 days: July 31, 2023)**

**Preliminary Subdivision Plan**

**Applicant:** High Ridge Acquisitions c/o Jay Provanzo  
**Location:** 760 High Ridge Rd  
**Zone:** R-2 – 38.325 acres

The applicant received a Conditional Use approval (CU-87) in July 2022 to allow for an open space design development containing 72 single family detached dwellings. The Plan proposes 74 total lots, 70 sfd dwellings, one open space lot, and 3 stormwater management lots. The development will be served by Columbia Water and LASA which have both indicated capacity is available. The proposed streets will be dedicated to the Township, the open space lots will be maintained by an HOA, and TDR's will be purchased.

Bill Swiernik, DM/A was present on behalf of the Applicant to discuss and request feedback on (1) the pathway and (2) the screening portion of the site from Marietta Avenue. Following discussion, Edward Fisher asked that a profile be provided for the Board to view and consider. The Board concurred with the request.

**Action Required**

- **No Action recommended at this time.**

3. **WHT 05-2023 Kautz Tract (90 days: August 22, 2023)**

**Final Subdivision Plan**

**Applicant:** Gordon & Wendy Kautz  
**Location:** 2413 Sangrey Lane  
**Zone:** Rural Agriculture – 24.19 acres

Lindsey Gerner, Director of Planning, reviewed the Plan. The applicant is proposing to subdivide one 2.023 acre parcel off of the existing 24 acre parcel. There is a single family detached dwelling on the existing lot. The applicant is proposing to construct a single family detached dwelling on the new lot. Both lots will be served by the existing driveway and there is a proposed access easement for use of this driveway. Both dwellings will be served by on-lot septic systems and wells. Edward Fisher provided additional information pertaining to the “original” property as it existed prior to Rt. 30 being built.

**Action Required**

- **No Action recommended at this time.**

4. **Conditional Use #90**

**Steven P. Buterbaugh & Chatsworth HOA**  
**702 Bridle Wreath Lane, Lancaster**

The applicants are seeking modification of conditions 3 and 17 of the Conditional Use Decision dated November 6, 2006 to build a garage behind the existing barn and garage in the Open Space of Lot 38 to store equipment to continue to maintain the property. The Board previously scheduled a Public Hearing for June 6, 2023 but the applicant had a conflict.

**Action Required**

- **Motion** was made by Kent Gardner and seconded by Edward Fisher to *schedule* Public Hearing for September 5, 2023 at 7:00 pm. The motion passed (4-0).

G. UNFINISHED BUSINESS

1. Traffic Engineer RFP Update. Andrew Stern reported that three proposals have been received and the Board would like additional time to review before taking action.
2. Vacation of Stony Battery Road Spur at Kauffman Road. Andrew Stern referred to his memo dated June 1, 2023, noting that although the Board has discussed this and has indicated general support, the Board has not yet officially moved on the topic.
  - **Action Taken:** **Motion** was made by Kent Gardner and seconded by Edward Fisher to *authorize* staff to work with our Solicitor and with East Hempfield Township to prepare an ordinance to vacate our portion of the spur, conditioned

on a successful resolution between the property owner and East Hempfield Township. The motion carried (4-0).

#### H. NEW BUSINESS

1. Flyway Excavating, PRP Project, Payment #1, \$156,825.00. Andrew Stern referred to Rettew's letter dated May 23, 2023 recommending payment.
  - **Motion** was made by Kent Gardner and seconded by Edward Fisher to **approve** Payment #1 in the amount of \$156,825.00 for the Flyway Excavating PRP Project. The motion carried (4-0).
2. Lancaster Bicycle Club, Covered Bridge Classic, Sunday, August 20, 2023.
  - **Motion** was made by Edward Fisher and seconded by Kent Gardner to **acknowledge** receipt of correspondence and attachments dated May 13, 2023, and **approve** Lancaster Bicycle Club, Covered Bridge Classic, Sunday, August 20, 2023 as requested. The motion carried (4-0).
3. Ragnar Relay Running Race, October 13-14, 2023.
  - **Motion** was made by Edward Fisher and seconded by Kent Gardner to **approve** Ragnar Relay Running Race, October 13-14, 2023 as requested. The motion carried (4-0).
4. Field of Screams PennDOT Special Events Permit.
  - **Motion** was made by Kent Gardner and seconded by Edward Fisher to **authorize** the Township Manager to sign letter dated June 6, 2023, acknowledging the application for a Special Event Permit by Field of Screams for Traffic Control on October 7, 13, 14, 20, 21 and 28 as requested. The motion carried (3-0-1) with Mr. Fisher abstaining.
5. Authorization to purchase Equipment for New Truck, Stephenson Equipment, via COSTARS, \$75,478.72.
  - **Motion** was made by Kent Gardner and seconded by Edward Fisher to **approve** purchase of Equipment for New Truck, Stephenson Equipment, via COSTARS, in the amount of \$75,478.72. The motion carried (4-0).
6. Silver Spring Culvert, Approve Engineering Proposal. Andrew Stern reported on the proposals that have been received.
  - **Motion** was made by Edward Fisher and seconded by Kent Gardner to **approve** the Silver Spring Culvert Engineering Proposal received from C. S. Davidson. The motion carried (4-0).
7. Purchase Vehicle for Land Use, not to exceed \$22,500, to replace 2002 Trailblazer. Andrew Stern reviewed his memo dated June 1, 2023 and Options #1 and #2 were discussed.
  - **Motion** was made by Edward Fisher and seconded by Naomi Martin to **authorize** the Township Manager to negotiate purchase of a used vehicle for the primary use

of the Land Use staff for an amount not to exceed \$22,500. The motion carried (4-0).

I. ORDINANCES AND RESOLUTIONS

1. Ordinance 2-2023: Nolt Road / Silver Spring Road Speed Limit. Andrew Stern explained the reasoning behind the Ordinance and noted that the Ordinance was written by the Township Solicitor.

➤ **Motion** was made by Edward Fisher and seconded by Kent Gardner to **adopt** Ordinance No. 2-23 to Amend the Code of Ordinances of the Township of West Hempfield, Chapter 139, Vehicles and Traffic, to Establish Speed Limitations on Nolt Road and Silver Spring Road as presented and discussed. The motion carried (4-0).

J. APPROVAL OF PAYABLES - **Moved** by Kent Gardner and seconded by Ed Fisher to **approve** payment of all bills between May 1, 2023 and May 31, 2023 and any residuals that may be forthcoming. Motion carried (4-0).

K. GOOD OF THE ORDER

- There will not be a Municipal Authority meeting this month.
- Upcoming BOS Meeting: Thursday, July 6, 2023 Regular Meeting

L. ADJOURNMENT – Chairman Dumeyer requested a motion to adjourn the Board of Supervisors meeting into Executive Session at 8:31 p.m. for a personnel matter.

➤ **Moved** by Kent Gardner, second by Edward Fisher and carried (4-0) to **adjourn** the Board of Supervisors meeting into Executive Session at 8:31 p.m. for a personnel matter.

Respectfully submitted,



Andrew Stern,  
Township Manager

