

WEST HEMPFIELD TOWNSHIP SUPERVISORS MEETING  
Minutes of August 6, 2019

The regularly scheduled meeting of the Board of Supervisors was held at the West Hempfield Township Municipal Building, 3476 Marietta Avenue. Board Chairman David Dumeyer, and Board Members Kent Gardner, Edward Fisher and Naomi Martin were present. Also in attendance were: Township Manager Andrew Stern; Zoning Officer Dwayne Steager, Public Works Director Dale Getz; and Judy Carrier, Recording Secretary. Robert Munro, Lisa A. Layden; and Brenda Baumbach were not present at the meeting.

- I. Chairman David Dumeyer called the meeting to order at 7:30 p.m. and led with the Pledge of Allegiance.
- II. **CONDITIONAL USE DECISION:** Case #81, Sedgewick, 4061 Columbia Avenue, Mixed-Use Development Design. Chairman Dumeyer read the draft Decision prepared by Solicitor Josele Cleary for the Board's consideration. Following discussion, motion was made by Kent Gardner and seconded by Naomi Martin to **adopt** Conditional Use Decision: Case #81, Sedgewick, 4061 Columbia Avenue, Mixed-Use Development Design, subject to all conditions as read. The motion passed (4-0).
- III. **ZONING ORDINANCE AMENDMENT HEARING:** C-1 Dwellings in Combination w/Commercial Bldgs. Chairman Dumeyer opened the Zoning Ordinance Amendment Hearing: C-1 Dwellings in Combination w/Commercial Buildings and explained the public hearing process. Claudia Shank, Mcknees Wallace & Nurick, gave background information for the project and distributed exhibits. William Swiernik, DM/A presented an overview and reasons for the request to amend the West Hempfield Township Code of Ordinances to permit dwellings in combination of commercial building in limited conditions in the neighborhood commercial district. Mr. Charles Davis asked for clarification on the number of commercial and residential units in each building and screening. The Board recommended that Mr. Davis speak with Dwayne Steager, WHT Zoning Officer, regarding whether or not the property is in compliance with zoning. After all evidence was presented and there being no further questions, (Board or Public), Chairman Dumeyer closed the Hearing at 7:58 p.m. A decision will be rendered later in tonight's Board of Supervisors Meeting.
- IV. **APPROVAL OF MINUTES**
  - A. July 2, 2019.
  - B. July 16, 2019 (Public Hearing – Continued from July 2).  
**Motion:** Moved by Edward Fisher and seconded by Kent Gardner to **approve** the Board's July 2, 2019 regular meeting minutes and July 16, 2019 (Minutes of Public Hearing Continued from July 2) as presented. Motion carried (4-0).
- V. **COMMUNICATIONS**
  - A. **BOARD OF SUPERVISORS**
    1. Edward Fisher commended Dale Getz and the public works crew for all the hard work and very good job done on the rehabilitation of the mudslide at Lake Grubb.

2. Kent Gardner reported on the LIMC and the Central Lancaster COG meetings. He made contact with another COG in the Southern end of the County and there is a project which may save municipalities some money. He will share more details as received.

## B. TOWNSHIP MANAGER

### Action Required

1. **Block Party Permit Requests.** Two block party permit requests have been submitted to the police department for August 24 from 4 - 8pm and September 15 from 4 - 8pm and there have been questions regarding what to do with them. Both requests meet Township requirements and the police chief is satisfied with them.
  - **Motion** was made by Edward Fisher and seconded by Naomi Martin to *approve* the two block party permit requests as submitted and discussed. The motion passed (4-0).
2. **Oyster Point Reservoir Clean Fill Site.** A request has been made by ARRO Consulting, Inc. on behalf of Wexcon, Inc. asking that West Hempfield Township defer to East Hempfield Township for review of the project as well as inspections. Andrew Stern stated it is his opinion that the Township **NOT** defer review responsibility due to his concerns regarding 100,000 cubic tons of dirt behind Greenridge and what could potentially happen during a storm. Therefore, he believes West Hempfield Township should be involved in the review. Regarding inspections, Mr. Stern stated that, for consistency purposes, he had no problem with East Hempfield Township conducting inspections for both EHT and WHT if East Hempfield Township is willing to do that.
  - **Motion** was made by Kent Gardner and seconded by Edward Fisher to *decline* the request from ARROW Consulting, Inc. to defer the review to East Hempfield Township, as West Hempfield Township wishes to be involved in the review and in some cases other activities that may be involved. The motion passed (4-0).

### Internal Matters

1. **Pension RFP.** The pension RFP is ready to go, but I have delayed it until I return from vacation as I need to be available to answer bidder questions. We will have plenty of time to select a possible new adviser before year's end. *Mr. Stern reported the pension RFP has gone out . . . the due date is September 6<sup>th</sup>.*
2. **Lake Grubb.** Our crews have nearly completed the repairs at Lake Grubb. The process was a bit slow due to the weather.
3. **Insurance.** We continue to work with PennPrime Insurance Trust to discuss possible options for 2020. The application process has provided us an opportunity to review our current coverages, update our property and equipment listings, and look at possible stop loss programs.
4. **Storms.** On July 11 and again on July 17, the Township sustained severe storms with heavy rains, wind, and lightning. The traffic light controller at Stony Battery and Route 30 was damaged, presumably by lightning, and is being replaced with insurance funds. The security cameras in our parking lot also appear to have been damaged by lightning and we are working with our vendor to determine the extent of damage prior to filing an insurance claim. The building also took on water at each of our exterior doors, although nothing significant.

- 5. **Farmdale Sewer (south of Marietta).** Rettew has completed underground reconnaissance of the storm sewer system as part of their preliminary engineering for the neighborhood. This work has uncovered a number of things we were unaware of, including pipes we did not know existed and damaged pipes.

**External Matters**

- 1. Nothing to report at this time.

**Personnel**

- 1. Marsha Beamenderfer’s last day was July 18, 2019.
- 2. Katie Gotshall began her new role as a full-time employee July 22, 2019.

**Outside Boards and Committees**

- 1. **CLC-COG.** The July meeting was held July 24, 2019. The next meeting is September 25, 2019 here at West Hempfield Township at 8:30 am. I would encourage you to attend as we are the host!
- 2. **LIMC.** The next LIMC meeting will be October 9, 2019 at Lancaster Township.

**Correspondence**

- 1. **District Attorney.** We have received the Lancaster County Drug Task Force Report for the second quarter of 2019.
- 2. **PennDot.** We have received notification from PennDot that the Kinderhook Road bridge has been posted with a weight limit of 30 tons (34 for combinations).
- 3. **Oyster Point.** Notification has been received from Arro informing us of their intent to submit a NPDES permit for the Oyster Point Reservoir Clean Fill Site (property owned by the City of Lancaster behind Giant and Dutch Apple.)

C. TREASURER’S REPORT

- 1. 6 Month Budget Statements –Submitted for review.

General Fund	\$ 4,641,436.52
Sewer Fund	\$ 146,504.87
Refuse Fund	\$ 584,253.57
Street Light Fund	\$ 34,134.38
Fire Hydrant Fund	\$ 46,938.20
TDR Fund	\$ 604,166.32
State Liquid Fund	\$ 1,211,928.44
Police Pension Fund	\$ 7,099,293.86
Non-Uniform Pension Fund	\$ 2,446,208.33
Recreation	\$ 41,400.75
Highway	\$ 975,376.36
Post Retirement	\$ -
Health Care (HRA)	\$ 28,320.94
MS4 Stormwater Fund	\$ 100,020.55
<b>Total All Funds</b>	<b>\$ 17,959,983.09</b>

D. DEPARTMENT REPORTS: POLICE, PUBLIC WORKS, ZONING/LAND USE, FIRE, EMS - Written reports were received and reviewed.

E. GUESTS

1. Lancaster Public Library: Lori Dietrich and Leigh Kaliss. A presentation of 2018 Library Statistics summarized yearly circulation numbers, cost of materials borrowed by West Hempfield Township residents and funding. In closing, Ms. Dietrich thanked West Hempfield Township for the 2018 donation and asked that the current level of funding be maintained and consideration be given to increasing. Chairman Dumeyer thanked the library for the good job they are doing.
2. Eagle Scout Candidate: Matthew Van Ingen Troop 90. Matthew presented his Eagle project to fix the drainage of a set of stairs going between the end of Pleasant View Drive to Greenridge Drive. Dale Getz stated this was a good project. He will check if this is township property and recommended the township support the project. The Board had no objections and *granted permission* to go ahead with the project.

F. RESIDENTS

1. Charles Davis, Caraway Drive – Requested information pertaining to the township's noise ordinance and filing a complaint against a neighboring commercial property. The Board will look into the situation.
2. Ken Smith, Sylvan Retreat – Complaint about speeding on Sylvan Retreat. The Board advised that a speed study was done and did not show any difference from any other street. Most people drive respectfully; others do not.
3. Mindy Roy, Columbia Avenue – Complaint about a neighboring business encroaching on her property leaching trash and creating a problem with water run-off due to oil and emission fluid running across her property and expressed concern about the current use of the property. Edward Fisher advised the issue regarding trash is a civil matter between her and her neighbor. The Township will investigate any zoning matters. She also had issues pertaining to speeding, automobiles using her driveway to turn around, police pulling drivers over and blocking ingress and egress, lights that are too bright, the telephone company not mowing or taking care of trees or anything else on their property, spoiling the land, and issues pertaining to the pipeline going through. Kent Gardner stated Columbia Avenue is a State Road and suggested she take photographs of stormwater issues and submit them to DEP; Edward Fisher suggested she write down her concerns and submit them to the township so that a written document is on record with the Township. She also asked if there have been any studies or who to contact regarding large mosquitoes and was informed that spotted lantern flyers with information regarding what to do are available in the lobby of the Township building.
4. Donna Bushong, Meadow Road, commented about the Township Zoning Ordinance being amended because commercial areas cannot be filled up and the subsequent approval for construction of additional new developments.

VI. SUBDIVISIONS, LAND DEVELOPMENTS, AND PLANNING MODULES.

A. WHTPC 05-19, 1725 Clear Spring Rd - Revised Final Subdivision Plan - **Withdrawn**.

B. ZONING MAP AMENDMENT PETITION: Ivy Drive & Marietta Avenue.

1. Authorization to forward to Planning Commissions (WHTPC & LCPC)

- The Chair ***acknowledged*** receipt and request to forward the Zoning Map Amendment Petition: Ivy Drive & Marietta Avenue to WHT Planning Commission and Lancaster County Planning Commission.

C. ZONING ORDINANCE AMENDMENT PETITION: Section 403, Traditional Village District

1. Authorization to forward to Planning Commissions (WHTPC & LCPC)

- The Chair ***acknowledged*** receipt and request to forward the Zoning Ordinance Amendment Petition: Section 403, Traditional Village District to WHT Planning Commission and Lancaster County Planning Commission.

VII. NEW BUSINESS

A. Farmdale Storm Sewer Project: Award contract for materials. Andrew Stern reviewed his memorandum dated July 25, 2019. Following discussion, **motion** was made by Edward Fisher and seconded by Kent Gardner to ***proceed*** with purchase of the materials from the lowest of the three responsible written quotes, two of which have been received, not to exceed \$31,000. The motion passed (4-0).

B. Fire Police Requests (Outside WHT)

1. August 24, 2019, Lancaster Airport Community Days
2. September 14, East Petersburg Day

**Motion** was made by Edward Fisher and seconded by Kent Gardner to ***approve*** the two requests for Fire Police outside West Hempfield Township as submitted and discussed. The motion passed (4-0).

C. Sale of 2014 Taurus to HARC – **Motion** was made by Kent Gardner and seconded by Naomi Martin to ***approve*** the sale of the 2014 Taurus to HARC for \$1,500. The motion passed (4-0).

VIII. ORDINANCES, RESOLUTIONS, AND AGREEMENTS

A. Ordinance 5-19: -1 Dwellings in Combination w/Commercial Bldgs. **Motion** was made by Edward Fisher and seconded by Kent Gardner to ***adopt*** Ordinance 5-19: - 1 Dwellings in Combination w/Commercial Buildings. The motion passed (4-0).

IX. APPROVAL OF PAYABLES

FUND	AMOUNT	CHECK #'S
PAYROLL & TAXES	\$ 201,252.56	EFT
FULTON - GENERAL FUND	\$ 109,354.55	1209 - 1294
FULTON - REFUSE	\$ 48,249.68	1016 - 1021
FULTON - STREET LIGHT	\$ 4,093.46	1011
FireHydrant - Northwest	\$ 28,891.67	233 -235
FULTON - ESCROW	\$ 2,481.83	1006
FULTON - STATE FUND	\$ 191,621.74	1012 -1020
<b>Total</b>	<b>\$ 585,945.49</b>	

**Motion:** Moved by Kent Gardner and seconded by Naomi Martin to *approve* payment of all bills between July 1 – July 31, 2019 and any residuals. Motion carried (4-0).

X. GOOD OF THE ORDER

**UPCOMING MEETINGS:** September 3, 2019 Regular Meeting.

XI. ADJOURNMENT

Chairman Dumeyer asked for a motion to adjourn the regular Board of Supervisors meeting at 8:58 p.m. **Motion:** Kent Gardner moved, seconded by Edward Fisher, to *adjourn* the regular Board of Supervisors meeting at 8:58 p.m. The motion passed (4-0).

Respectfully submitted,



Andrew Stern,  
Township Manager

