

WEST HEMPFIELD TOWNSHIP SUPERVISORS' MEETING
Minutes of August 4, 2015

The regularly scheduled meeting of the West Hempfield Township Board of Supervisors was held on Tuesday, August 4, 2015 at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania. Chairman David Dumeyer, Vice Chairman Edward Fisher and Board members Frank Burkhart, Kent Gardner and Naomi Martin were present. Also in attendance were Township Manager Ron Youtz, Chief of Police Mark Pugliese I, Zoning Officer Jodi Heffner, Public Works Director Dale Getz and Brenda Baumbach, Finance/Personnel Director serving as Recording Secretary.

I. CALL TO ORDER

Chairman David Dumeyer called the meeting to order at 7:30 p.m. and led with the Pledge of Allegiance. He also announced that following the meeting, the Board will convene into Executive Session to discuss a personnel issue.

II. APPROVAL OF MINUTES: June 30, 2015 and July 7, 2015 Meetings

Chairman David Dumeyer noticed an error on the June 30, 2015 Special Meeting minutes, the error is on Page 17, Paragraph 1, Line 8 it states: "Mr. Albright's interjections....", the correction should read: "Mr. Culton's interjections....".

Motion: Edward Fisher moved, seconded by Frank Burkhart, to approve the June 30, 2015 Special Meeting minutes with the correction as noted to be reflected in the minutes. Motion carried, 5-0.

Motion: Edward Fisher moved, seconded by Frank Burkhart, to approve the July 7, 2015 regular Board meeting minutes as presented. Motion carried, 5-0.

III. COMMUNICATIONS

A. BOARD OF SUPERVISORS

Kent Gardner updated the Board in regards to the LIMC voting at their last month meeting. He said they want to have the managers meet and to get more elected officials to attend their meetings by possibly holding an informative dinner. He stated he will keep the Board members informed of the upcoming LIMC events.

He noted that the Susquehanna River Basin Commission (SRBC) held a meeting to discuss their options of generating a GIS mapping program to assist with the MS4 requirements. He also noted that the GIS mapping program for the Little Conestoga Creek is completed.

B. MANAGER – No report

C. RESIDENTS

1. Township Manager Ron Youtz explained he received a text from Assistant Fire Chief Barry

Carter prior to this evening's meeting, informing him that he will be unable to attend as he just returned from responding to a fire call.

D. CONDITIONAL USE DECISION – DOLLAR GENERAL STORE – MARIETTA AVENUE

Chairman David Dumeyer stated that a copy of the Decision as prepared by Township Solicitor Josele Cleary was made available to all Board members. He announced he will read into the record: Page 7, Subsection III. ADJUDICATION: "Based upon the foregoing findings of fact and conclusions of law, the Board of Supervisors of the Township of West Hempfield hereby grants the application of Lancaster (Silver Spring) DPP XI, LLC for conditional use approval to develop a lot to be created which will contain 1.79 acres located on the south side of Marietta Avenue, west of its intersection with Ivy Drive which is currently a portion of lands of the Warren W. Diffenderfer family trust identified as Lancaster County Tax Account No. 300-81527-0-0000 as a planned village development consisting of a single retail store. The Board further grants conditional use approvals pursuant to Section 403.3.B.3.d to allow the Building to have an area of 9,100 square feet and pursuant to Section 403.4.C.1.a to have the facade dimensions shown on the plan presented as Exhibit A-1. These conditional use approvals shall be subject to the following conditions which the Board of Supervisors determines necessary to protect the public health, safety and welfare and to implement the purposes of the MPC and the Zoning Ordinance, including but not limited to the regulations and intent of the Traditional Village District:

1. Applicant shall re-design the facades of the building to more closely resemble the architecture of the historic buildings within the Traditional Village District. Applicant shall present renderings which the Board of Supervisors shall approve during the subdivision and land development approval process. At a minimum the renderings shall demonstrate that the building shall include all of the following:
 - A. A mansard roof with different heights.
 - B. Faux windows with open shutters mimicking Burkhart Station on all four facades. Where a facade is broken into different sections by an architectural treatment, each section of the facade shall have at least one faux window.
 - C. Addition of a faux louvered vent toward the top of the gable over the entrance to the building.
 - D. Reduction in height of the gable over the entrance.
 - E. The exterior of the façade shall use the materials presented as Exhibits A-3 through A-7.
 - F. The roof of the building which is visible shall be a mixture of standing seam roofing and asphalt shingles.
2. Applicant shall provide flowering trees or other landscaping acceptable to the Board along Marietta Avenue in front of the proposed retail store which shall be six feet to eight feet in height, spaced 20 to 25 feet across the front of the proposed retail store. Applicant shall revise the submitted subdivision and land development plan to include such landscaping.

3. Applicant shall replace any landscaping shown on the approved landscaping plan which becomes diseased or dies within six months. Any replacement landscaping shall be in accordance with the approved landscaping plan.
4. Applicant shall obtain all necessary approvals or waivers of any necessary approvals, under the West Hempfield Township Subdivision and Land Development Ordinance and the West Hempfield Township Storm Water Management Ordinance.
5. Applicant shall provide financial security to secure the installation of landscaping as required by these conditions and completion of storm water management facilities and other improvements shown on the plan presented as Exhibit A-10 and as indicated on any final subdivision and land development plan approved by the Board of Supervisors. Such financial security shall be in an amount acceptable to the Township Engineer and a form acceptable to the Township Solicitor and shall be provided prior to the execution of the final subdivision/land development plan by the Township.
6. Applicant shall reimburse the Township for attorneys' fees and engineering fees incurred in the review and processing of the conditional use application, attendance at the conditional use hearing, preparation of the conditional use decision, review and processing of its subdivision and land development plan application, review and processing of documentation required in connection with the subdivision and land development plan, and inspection of improvements.
7. Applicant shall comply with and adhere to the testimony presented at the hearing on June 30, 2015, and representations in its application presented as Exhibits A-10 through A-13, including, but not limited to, conducting all operations in accordance with the Findings of Fact in this Decision, except as specifically modified by these conditions.
8. Any violation of the conditions contained in the Decision shall be considered violation of the Zoning Ordinance and shall be subject to the penalties and remedies contained in the Pennsylvania Municipalities Planning Code.
9. These conditions shall be binding on the Applicant, the Landowner and their respective successors and assigns.

Motion: Edward Fisher moved, seconded by Kent Gardner, to adopt the Conditional Use Application for Lancaster (Silver Spring) DPP XI, LLC with the Decision as prepared by Township Solicitor Josele Cleary along with the conditions as read. Motion approved with 4 yes and 1 no. Chairman David Dumeyer voted against the application and decision.

IV. SUBDIVISION, LAND DEVELOPMENTS, AND PLANNING MODULES

A. Dollar General Store – Marietta Avenue – Final Subdivision/Land Development Plan

Sean Delaney, Legal Counsel for Dollar General, suggested to the Board since the conditions that

were read need to be included on the plan, he asked the Board to table action on the plan until the September Board meeting.

Motion: Edward Fisher moved, seconded by Kent Gardner, to table the Dollar General final subdivision/land development plan until the Board meeting scheduled for September 1, 2015. Motion approved, 5-0.

B. SAINT ANNE'S – 3952 COLUMBIA AVENUE – FINAL LAND DEVELOPMENT PLAN

Cheryl Love of ELA Group stated that the plan being presented this evening is basically the same as approved through zoning variance and conditional use plans. We have not changed anything substantial in nature, and have applied all of our engineering efforts to make everything work.

We have tweaked a few small areas where 3 parking spaces were shifted to the other side in order to improve visibility. Some of these items based are on the first review letter from the Township Engineer. Also a small row of parking spaces were shifted about five feet to clear the road sight triangle area. There were extensive percolation tests done some time ago, we have looked at all areas available for storm water management. Saint Anne's is in the process of finalizing the purchase agreement for the additional 9 acres located at the rear of the property. This parcel is included as a lot add on and has been included within these drawings. We met with fire personnel on site to establish any improvements that might be needed. Ms. Love stated that they have appeared before the Planning Commission at their July 23, 2015 meeting and received recommendations on the requested waivers. Ben Webber, Township Engineer, has not made a formal review of the recent submission of the plan and understands that any findings will have to be addressed. She stated that at the Planning Commission meeting, they also recommended final approval of the plan pending all conditions be met to the satisfaction of the Township Engineer and Staff. We have met and are working with the Lancaster County Conservation District to resolve any issues and to obtain our permit.

Kent Gardner asked who they met with at the Conservation District. Cheryl Love answered Nevin Greiner, Resource Conservationist, is the reviewer for this project.

Cheryl Love asked to address each waiver and the Board agreed.

Section 305- Preliminary Plan Processing –

Cheryl Love informed the Board that Saint Anne's would like to process this plan as a final plan and waive the preliminary plan process.

Edward Fisher has ask for clarification and understanding of Saint Anne's intention to do this all under one phase. He wants to make sure they are aware of the costs involved. Ms. Love answered yes, they are proposing this project as one phase. She said that during the conditional use process, the items were labeled Phase 1, 2 and 3. She said what is being submitted on the drawing now shows the buildings as Buildings A, B and C. She informed the Board as testified at the conditional use hearing all the site work, utilities, and infrastructure and storm water would be

built all at once. Ms. Love continued explaining they have up to three years granted through the conditional use process for building construction and the ability to apply for extensions on the buildings themselves.

Edward Fisher asked if Saint Anne's has the financing to post the required financial security, which he says could cost a couple million dollars. Cheryl Love stated that is one of their conditions to work through with Township Engineer Ben Webber, but she does not believe that it will be a stumbling block in providing the necessary financing.

Section 404.A.1 – Plan Scale

Cheryl Love explained that the plan sheets need to be drawn at a scale of one inch (1") equals twenty (20) or fifty (50) feet. She says they are proposing the plan sheet scale be allowed at one inch (1") to equal forty (40') feet which minimizes the number of plan sheets needed to be printed.

Section 602.J – Horizontal Alignment

Cheryl Love says because they are private streets they are to be designed to local street standards, but, given our geometry state, there are several areas that are left with a 150' radius throughout the lay out. She did confirm with local delivery trucks and fire trucks that the turning movement at those areas does function and work. There are exhibits included in the plan that relate to this. She also feels with the slow speeds throughout the facility, there will be no effect on the safety of the roadway. She noted that No Parking and 15 MPH speed signs will be posted throughout the complex.

Section 602.K.1 – Minimum Cartway Width

Cheryl Love explained the local street width should be 28 feet but Saint Anne's is asking for that street width to be 25 feet along with No Parking signs being installed. She continue by saying the 25 feet width is wider than the existing streets which are 21 feet. She also reminded the Board that there is more than adequate parking available within the project.

Section 602.K.6.b – Improvements of Existing Streets – Cartway Width and Sidewalks

Cheryl Love felt since there is no parking along streets, there would be little impact to the cartway and all the streets are located within Saint Anne's community. She also stated the request for a waiver from improvement of the existing perimeter streets around the property, not have to improve those to the center lines.

Section 602.N.1 – Four (4') foot wide grass strip between the curb and sidewalks.

Cheryl Love explained they have reviewed this requirement with the representatives of Saint Anne's and they are aware of the sidewalk layout and they are in agreement with eliminating the four (4') foot wide grass strip.

Section 602.N.2 – Sidewalks on both sides of the proposed Private Streets

Cheryl Love explained there has been a walkway network within the project area that links to existing walks at the southern side of the existing retirement community. They feel that sidewalks have primarily been provided on one side of the private streets and based on the locations of the majority of the cottages, they feel by not providing sidewalks on both sides helps with storm water control.

Edward Fisher asked since this is all private property, who will maintain all the sidewalks. Ms. Love stated that Saint Anne's will maintain.

Section 602.Q.5 – Intersection Radius

Cheryl Love informed the Board there are a few areas being proposed that are less than the 25' requirement. She explained they have provided turning route plans for their largest delivery vehicles as well as for fire trucks. She says that they are all functioning well within the design. The site constraints prevents Saint Anne's from providing the minimum radius of twenty five (25') feet.

Section 602.R.1.b – Clear Sight Triangle

Cheryl Love says there are a few areas that do not meet the requirement of one hundred (100') foot clear sight triangle at intersections. She feels that with this type of community, the private streets and cartway width and low speed at which the vehicles will travel is more than adequate site distance in these locations that are less than the requirement.

Edward Fisher asked if stop signs will be placed at these areas. Ms. Love informed him that there will be stop signs located throughout the complex. She continued, saying there are painted crosswalks and ADA accessible ramps throughout the complex.

Section 122.48.1.A – Post Development Run-off Volume Control

Cheryl Love says by working with the Township Engineer and with all the geotechnical testing that has been done. Out of the 31 areas that were tested, some areas are able to be infiltrated and were advised they can do so. Other areas with pockets have limited zones. Ms. Love explained the alternate being proposed will reduce the increase by 45% and provide water quality inlet inserts (snouts) and extensive riparian improvements that would otherwise not be required. They have established an additional area which was used as a cow pasture and they will be planting, re-foresting and repairing the area.

Edward Fisher asked how close Saint Anne's is in providing run-off control. Cheryl Love explained they are not able to meet every letter of the volume control regulations, but she says they are close. She noted they are meeting all the water quality requirements, but are not meeting the 2 year storm requirement.

Kent Gardner asked where the water table is as compared to the level that the trees will be planted.

Cheryl Love explained they have been looking at the **recommended** plantings that are specifically designed for those locations.

WAIVERS ACTION:

1. Section 305- Preliminary Plan Processing

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the waiver to Section 305 – Preliminary Plan Processing based on the justification provided. Motion carried, 5-0.

2. Section 602.J – Horizontal Alignment

Motion: Edward Fisher moved, seconded by Frank Fisher, to approve the waiver to Section 602.J – Horizontal Alignment based on the justification provided. Motion carried, 5-0.

3. Section 602.K.1 – Minimum Cartway Width

Motion: Edward Fisher moved, seconded by Frank Burkhart, to approve the waiver to Section 602.K.1 – Minimum Cartway Width. The cartway width is to be a minimum of 25 feet, with the condition that all interior streets to be posted with No Parking signs except in those areas where parallel parking has been shown and where the cartway width is 25 feet. Motion carried, 5-0.

4. Section 602.K.6.b – Improvements of Existing Streets - Cartway Width and Sidewalks

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the deferment of Section 602.K.6.b – Improvements of Existing Streets - Cartway Width (602.K.1) and Improvements of Existing Streets – Sidewalks (602.N), until the Township would require it. Motion carried, 5-0.

5. Section 602.N.1 – Four (4') foot wide grass strip between the curb and sidewalk

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the waiver to Section 602.N.1 – Four (4') foot wide grass strip between the curb and sidewalks, based on the justification provided. Motion carried, 5-0.

6. Section 602.N.2 - Sidewalks

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the waiver to Section 602.N.2 – Sidewalks, with the condition that the applicant will be providing sidewalks only on one side of the street and has been listed as a “Low Impact Development.” Motion carried, 5-0.

7. Section 602.Q.5 – Intersection Radius

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the waiver to Section

602.Q.5 – Intersection Radius, based on the justification provided. Motion carried, 5-0.

8. Section 602.R.1.b – Clear Sight Triangle

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the waiver to Section 602.R.1.b – Clear Sight Triangle, based on the requirement that the applicant will place stop signs at intersections. Motion carried, 5-0.

9. Section 122.48.1.A – Post Development Runoff Volume Control

Motion: Edward Fisher moved, seconded by Frank Burkhart, to approve the waiver to Section 122.48.1.A – Post Development Runoff Volume Control, with the condition that the applicant agrees to adequately treat the water, detain the rate to under pre-development conditions as well as proposed uncalculated native benefits to the stream habitat to the satisfaction of the Township, and that the applicant obtains the NPDES permit and adds the additional riparian buffers as shown on the plan. Motion carried, 5-0.

10. Section 404.A.1 – Plan Scale

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the waiver to Section 404.A.1 – Plan Scale, allowing the applicant to use one (1”) inch to equal forty (40’) foot as based on the justification and alternative provided. Motion carried, 5-0.

PLAN APPROVAL

Motion: Frank Burkhart moved, seconded by Kent Gardner, to accept the applicant’s time extension and to defer action on the plan until the September 1, 2015 Board meeting. Motion carried, 5-0.

C. SONLIGHT SCHOOL – 4075 SIEGRIST ROAD – FINAL LAND DEVELOPMENT PLAN

James Dunkelberger of Light-Heigel and Associates described the applicant’s intent to add a 5,120 square foot addition onto the existing structure. He says the addition will allow for the removal of the mobile/trailer classroom that currently is being used. He stated that the Board granted a conditional approval for the trailer on October 14, 2010.

Waiver Discussion:

Preliminary Plan Processing – Mr. Dunkelberger stated that he can satisfy all preliminary and final plan requirements to the satisfaction of the Township.

Improvements of Existing Streets – He explained that the area is an older area and the existing roads are in good condition, and there is low traffic volume on Siegrist Road which is the front of the project.

Curbing along streets – He stated there is no existing curbing in the area and it would look out of place. He said it would interfere with the existing storm water runoff pattern.

Sidewalks along streets – He stated adjacent properties are located within the Ag-Preservation and to have sidewalks installed would look out of place.

Impervious Loading Ratio – He informed the Board that the waiver request is for the impervious loading ratio in areas of carbonate geology to be 3:1 or less. He said the existing load ratio with no additional storm water improvements is 44:1. With additional storm water controls installed it will lower the ratio to 22:1, so it is lower than the existing conditions.

WAIVERS – Edward Fisher stated that he will be abstaining from any action on this plan, since he works for Light-Heigel and Associates and feels it would be a conflict of interest.

1. Section 305 – Preliminary Plan Processing

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve the waiver to Section 305, Preliminary Plan Processing. Vote: 4 yes, 0 no, 1 abstain. Motion carried, 4-0.

2. Section 602.K.6 – Improvements of Existing Streets

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve the waiver to Section 602.K.6, Improvements of Existing Streets. Vote: 4 yes, 0 no, 1 abstain. Motion carried, 4-0.

3. Section 602.M - Curbing along Streets

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve the waiver to Section 602.M, Curbing along Streets. Vote: 4 yes, 0 no, 1 abstain. Motion carried, 4-0.

4. Section 602.N.2 – Sidewalk along Streets

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve the waiver to Section 602.N.2, Sidewalk along Streets. Vote: 4 yes, 0 no, 1 abstain. Motion carried, 4-0.

5. Section 122.49.2.a.2 – Impervious Loading Ratio

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve waiver to Section 122.49.2.a.2, Impervious Loading Ratio. Vote: 4 yes, 0 no, 1 abstain. Motion carried, 4-0.

PLAN APPROVAL

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve the Final Land Development Plan for Sonlight School located at 4075 Siegrist Road with the condition that the applicant satisfies all comments and requirements to the satisfaction of the Township Staff and Engineer. Vote 4 yes, 0 no, 1 abstain. Motion carried, 4-0.

D. BENJAMIN & AMANDA WACHSTEIN – 3230 GRANDE OAK PLACE – STORM WATER MANAGEMENT PLAN

Kim Graybill, P.E. of Pioneer Management, LLC, explained to the Board that his clients Benjamin and Amanda Wachstein are proposing to construct a single family dwelling and driveway on an existing vacant lot located along a cul-de-sac. He said the amount of impervious coverage is 5,475 square feet. He said the Zoning Hearing Board on April 14, 2015 granted a variance to Section 303.3.B minimum lot width at the street line be less than the required 50' by a 21.78 foot variance.

Mr. Graybill explained the storm water will be handled by four underground stone infiltration trenches in the rear of the lot. The lot drains away from the cul-de-sac toward the rear of the property.

Edward Fisher asked how the water will be collected. Mr. Graybill said there will be plants at the end of the driveway and the driveway will have an inverted crown to hold water which will then be conveyed to an inlet and transported to the trenches. All downspouts will be connected with PCV pipe and tied into the underground pipe and then into the trenches.

Frank Burkhart asked if the work will be located within the established trees. Mr. Graybill said yes, the lot is wooded. Mr. Burkhart said when he used perforated pipe with stone trenches, the tree roots would find their way to it because it contains moist ground.

Frank Burkhart asked how will the home owners know if the trenches are working or not working. Mr. Graybill stated there are maintenance requirements written on the plan stating the homeowner will maintain the area by doing visual inspections of the inlet and clean outs.

WAIVER

Section 122.46.4.a.4 – Minimum Pipe Diameter. Mr. Graybill said the ordinance calls for a minimum pipe diameter of 15” and the waiver requested is to use an 8” minimum pipe diameter. The 8” pipe will still have the capacity and can be maintained and there are more than adequate places to review the pipes.

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the waiver to Section 122.46.4.a.4 – Minimum Pipe Diameter, based upon the justifications provided. Motion carried, 5-0.

PLAN APPROVAL

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the Benjamin and Amanda Wachstein Storm Water Management Major Disturbance Plan for the property located at 3230 Grande Oak Place with the condition the applicant satisfies all comments and requirements to the satisfaction of the Township Staff and Engineer. Motion carried, 5-0.

E. BARDON DEVELOPMENT, LP – 3731 COLUMBIA AVENUE – LOT-ADD-ON PLAN

Brian Cooley of D. C. Gohn Associates, Inc. explained to the Board that Bardon Development which is also Cooper-Booth Wholesale is looking at subdividing three (3) acres from the Harclerode property at the Township line bordering East Hempfield Township. Applications were made at both Townships with East Hempfield Township having no issues.

Edward Fisher asked if there were any plans for this site. Mr. Cooley informed the Board there are no plans at this time for the use of the added property.

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve the lot add-on plan for Bardon Development with the condition that the applicant satisfies all comments and requirements to the satisfaction of the Township Engineer and Staff. Motion carried, 5-0.

F. SHEETZ – 4010 COLUMBIA AVE – REQUEST RELEASE OF FINANCIAL SECURITY

Jodi Heffner, Zoning Officer, informed the Board she received a request from Sheetz to release the entire balance of \$80,000.00 which is being held as their financial security. She stated the Township Engineer and Staff have performed the final inspections needed and are recommending the full release of the Sheetz financial security in the amount of \$80,000.00.

Motion: Kent Gardner moved, seconded by Frank Burkhart, to accept the recommendation made by Township Engineer to release Sheetz's financial security in the amount of \$80,000.00. Motion carried, 5-0.

G. DAVID & HEIDI DOLLHOFER – 522 NORWOOD RD – REQUEST RELEASE OF FINANCIAL SECURITY

Jodi Heffner, Zoning Officer, informed the Board she received a request from David and Heidi Dollhofer requesting the release of their financial security balance of \$40,648.52. She stated there are some outstanding engineering comments that are not completed. She is recommending the Board release \$24,643.00 of the David and Heidi Dollhofer financial security. This will leave a balance of \$16,041.52 to finish their outstanding items.

Motion: Kent Gardner moved, seconded by Edward Fisher, to accept the recommendation made by Staff and release \$24,643.00 of the David and Heidi Dollhofer financial security which leaves a balance of \$16,041.52 remaining for their financial security. Motion carried, 5-0.

V. OLD BUSINESS

A. Building Committee Update

Township Manager Ron Youtz informed the Board that the Committee met on Monday, July 27, 2015 at which time they completed the draft for requesting architectural services proposals. They are asking for Board's input on the draft proposal, noting any changes to the RFP and also

clarification with the timeline noted in the RFP. The Committee is also requesting any additional names of architectural firms the Board would like to be considered.

Edward Fisher noted the restrooms on the RFP are labeled Unisex. He stated it is not permitted by code and requires a waiver from Labor and Industry. He suggested the restrooms be labeled separate "Men" and "Women" and be handicapped accessible. He also stated there should be language included in the RFP that states the building will comply with ADA requirements.

Edward Fisher suggested that a generator be installed to handle the electrical service needed for the Fire and Police Departments for those departments to continue functioning.

Kent Gardner suggested the Township do something pro-active in reference to storm water management.

VI. NEW BUSINESS

A. EAST HEMPFIELD TOWNSHIP & MANHEIM BOROUGH – INTER-GOVERNMENTAL AGREEMENT FOR MUTUAL AID FOR POLICE PROTECTION

Police Chief Mark Pugliese informed the Board he received a request from East Hempfield Township to enter into an inter-governmental agreement for mutual aid for police protection in connection with potential hazards and emergencies which could occur at or near the Spooky Nook Sports Facility located at 2913 Spooky Nook Road, Manheim in East Hempfield Township.

Chief Pugliese stated that East Hempfield Township will see that the advertisement of the Ordinance is placed in the local paper,

Motion: Edward Fisher moved, seconded by Frank Burkhart, to approve East Hempfield Township to advertise the proposed ordinance. Motion carried, 5-0.

B. ST. MARY'S COPTIC ORTHODOX CHURCH – 3602 MARIETTA AVE – CONDITIONAL USE APPLICATION – ESTABLISH DATE & TIME FOR PUBLIC HEARING

Township Manager Ron Youtz informed the Board that he has received from St. Mary's Coptic Orthodox Church an application for a conditional use hearing. He is recommending the Board members establish a date and time for the conditional use hearing.

Motion: Edward Fisher moved, seconded by Frank Burkhart, to schedule and advertise St. Mary's Coptic Orthodox Church Conditional Use Hearing to be included on the Board's Tuesday, September 1, 2015 agenda. Motion carried, 5-0.

C. WEST HEMPFIELD FIRE & RESCUE – UPDATE ON CONSOLIDATION DISCUSSIONS

Mr. Youtz informed the Board that he had a conversation with Assistant Fire Chief Barry Carter with reference to the financial sub-committee that has been established. Mr. Youtz stated that one

representative from each entity will be appointed to serve on the financial committee. Mr. Youtz volunteered to serve on this committee if no Board member is available.

Motion: Edward Fisher moved, seconded by Frank Burkhart, to appoint Ron Youtz as the West Hempfield Township representative to serve on the finance committee. Motion carried, 5-0.

VII. ORDINANCES AND RESOLUTIONS - NONE

VIII. APPROVAL OF PAYABLES

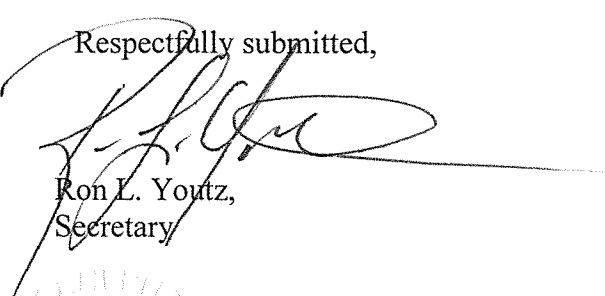
Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve payment of all bills between July 1 through July 31, 2015 and any residuals. Motion carried, 5-0.

Payroll/Taxes.....	\$190,941.98	Electronic Payment
General Fund.....	\$193,971.03	Checks 26520 - 26625
Sewer Fund.....	\$ 0	Checks
Refuse Fund.....	\$ 75,256.11	Checks 2294 - 2301
Street Light.....	\$ 4,424.80	Checks 388
Fire Hydrant.....	\$ 25,544.05	Checks 203
Escrow Fund.....	\$ 12,300.00	Checks 144 - 146
State Fund.....	\$ 3,810.12	Checks 2997 - 3000

IX. ADJOURNMENT

Motion: Chairman David Dumeyer called for a motion to adjourn into Executive Session to discuss a personnel issue. Frank Burkhart moved, seconded by Edward Fisher, to adjourn the meeting at 9:15 p.m., and to go into Executive Session to discuss a personnel issue. Motion carried, 5-0.

Respectfully submitted,


Ron L. Youtz,
Secretary

