

WEST HEMPFIELD TOWNSHIP SUPERVISORS' MEETING
Minutes of April 7, 2015

The regularly scheduled meeting of the Board of Supervisors was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania on Tuesday, April 7, 2015. Chairman David Dumeyer and Board members Edward Fisher, Kent Gardner and Naomi Martin were present. Frank Burkhart was excused absent. 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 this meeting, the Board will convene into Executive Session to discuss a personnel issue.

II. APPROVAL OF MINUTES: March 3, 2015 MEETING

Motion: Kent Gardner moved, seconded by Edward Fisher, to approve the Board's March 3, 2015 regular board meeting minutes as presented. Motion carried, 4-0.

III. COMMUNICATIONS:

A. Board of Supervisors

1. Kent Gardner informed the Board that at the LIMC meeting held in February they voted to reduce the membership dues to a flat fee of \$1,200 per year. He also stated that the next LIMC meeting is scheduled for Wednesday, April 8th.
2. Kent Gardner announced that the LIMC will be receiving a Governor's Award. Mr. Gardner informed the Board that the award is being granted for the partnership of Millersville University and the LIMC working together and creating the GIS mapping program.

B. Township Manager Report

1. Ron Youtz provided the Board members with copies of the January and February 2015 fire company activity reports. He informed the Board that Assistant Fire Chief Barry Carter was unable to attend this evening's meeting.
2. Mr. Youtz reminded Board members that the annual PSATS Convention is scheduled for April 19th through April 22nd and that all members have been registered. He also noted that he and several staff members will also be attending the Conference.

C. Residents - NONE

IV. SUBDIVISION, LAND DEVELOPMENTS, AND PLANNING MODULES: None

V. OLD BUSINESS

A. BUILDING COMMITTEE UPDATE

Ron Youtz, Township Manager, informed the Board that David Miller Associates were hired to prepare a preliminary storm-water management feasibility study for the plot of ground which is owned by the West Hempfield Fire and Rescue. He stated that the proposal is to construct a multi-purpose facility which will include the Fire Company, Police Department and the Administrative staff.

Ron Youtz stated that he is to meet with Doug Matthews of David Millers Associate on Wednesday, April 8, 2015 to review the preliminary drawings for storm water management. He stated that the Building Committee will meet on Thursday, April 9, 2015 to review and discuss the preliminary storm water drawings.

Kent Gardner stated that he has information for the Building Committee to review which deals with the construction of driveways/parking lots that help with storm water management control.

VI. NEW BUSINESS

A. QVC – STONY BATTERY ROAD – DISCUSSION ON NOISE COMPLAINT

Mark Stanley, Attorney for QVC, Inc., introduced himself and David Hartent who is the Transportation Manager for QVC. Mr. Stanley informed the Board that he had received a call informing him of a noise complaint that was made by neighboring property owners Bradley and Josie Ditzler of 968 Boyce Avenue. He stated that he contacted Township Manager Ron Youtz and requested QVC be placed on the Board's agenda in order to address the issues.

Mark Stanley informed the Board that the facility is approximately 880,000 square feet and there are approximately 1,300 full and part-time employees that work the 24/7 industrial business hours. Mr. Stanley noted that in June 2014, he met with Ron Youtz and reviewed the affirmative action and operational changes that were implemented and undertaken by QVC.

David Hartent, Transportation Manager, stated that there are video cameras installed at various intervals throughout the complex. He feels that if a complaint is received, staff can look at the video and determine what the cause and/or complaint could be. He noted there is no audio included on the video.

David Dumeyer, Chairman, asked how are the complaints received? Mr. Hartent

informed the Board that a majority of the neighborhood complaints go directly to QVC.

Edward Fisher indicated with the large scale of QVC's trucking operation, there will be some noise, but suggested that QVC take every precaution necessary to alleviate the noise as much as possible.

Josie Ditzler informed the Board that she had sent 66 emails to QVC since 2007 and has received 13 responses. Mr. Hartent stated that he has talked to Mrs. Ditzler by phone and requested her emails be sent to his email address and that he would attempt to address them.

Josie Ditzler stated during an ice storm there were tree branches on the property along Ivy Drive. Mr. and Mrs. Ditzler are also requesting QVC to replace the dead trees and privacy shrubs in the privacy buffer so they can grow and help keep some of the noise issues to a minimum. Mr. Hartent informed Mrs. Ditzler that he will follow up with her regarding the dead trees.

B. JAY AND MICHAEL WISSLER – 3860 HARRISBURG PIKE – DISCUSSION ON REZONING

Paul Artale, Senior Project Manager of David Miller/Associates, Inc., informed the Board that he is representing Jay and Michael Wissler who are interested in re-zoning property consisting of 19.7 acres located at 3860 Old Harrisburg Pike, with a portion of the property divided by Spooky Nook Road. The current zoning is Rural Agricultural and they would like to have the property considered for Commercial (C-1 or C-2) zoning. He stated there are no current plans for the property but he wanted to discuss with the Board the feasibility of rezoning his property.

Mr. Artale stated that he and the Wisslers were in attendance at the Township Planning Commission meeting held on March 19, 2015 at which time they were informed that the Township is currently in the process of updating the Township Comprehensive Plan with a tentative adoption in 2017.

Edward Fisher asked which Commercial District would be acceptable. Mr. Artale indicated there are no definite plans at this time and he is not sure which Commercial District is favorable.

Edward Fisher stated that he is not in favor of C-1 zoning for that property. He noted that there is Industrial zoning across from the property. He asked if they considered Industrial zoning. Jay Wissler responded that he felt the C-2 zone would be more advantageous to the Township. He informed the Board at this time they do not plan to sell the parcel, but might consider it at a later date. He says they are open to any suggestions and recommendations from the Board.

Edward Fisher commented that the smaller parcel of land that is divided by Spooky Nook Road does not have adequate access to a public road and asked if that parcel would also be considered for re-zoning. Jay Wissler replied that it would be included in the re-zoning request.

Edward Fisher asked if any contact was made regarding sewer and water service. Jay Wissler replied that the water is a distance up on Prospect Road and is serviced by East Hempfield Township. There is a pumping station to the south near the mobile home park. Mr. Wissler stated that they have not made any attempt to contact the utility companies regarding servicing the property.

Edward Fisher asked what the acreage is for the larger parcel. Jay Wissler replied 13 acres and approximately 4 acres on the smaller portion of property. There is an 8/10th of an acre that fronts on Old Harrisburg Pike which is currently farmed. This property could also be included on the rezoning application.

Edward Fisher felt that the C-2 district could be a possible zone change for the 13 acre parcel, but is unsure of the 4 acre parcel located between Spooky Nook and Prospect Roads. He felt that that lot would need to be discussed in more detail. Ron Youtz, Township Manager, stated that the Planning Commission also commented about the smaller tract being re-zoned to a different zoning classification.

Ron Youtz, Township Manager, informed the Board that the Planning Commission is also in favor of reviewing and discussing the possibility of changing the zoning for the property.

Edward Fisher explained that the Township will be in the process of updating the Comprehensive Plan and now would be the time for any requests to be made for the Board's consideration.

Jay Wissler asked what would be their next steps to continue the dialogue. Edward Fisher suggested that they verify if sewer and water service would be available to the property. Kent Gardner stated that he will forward this information to the LIMC for its consideration.

Ron Youtz, Township Manager, informed the Wisslers that they should keep in touch with their Engineer over the course of the amendment process of our Comprehensive Plan. No Board action required.

C. BID AWARD HIGHWAY MATERIALS AND PAVING PROJECTS

Ron Youtz, Township Manager, stated that he and Dale Getz, Public Works Director, have opened bids for the in-place application of Super-pave Asphalt, Seal Coat application and the purchase of asphalt materials the road crew will be using to make in-house road repairs.

Mr. Youtz stated that both he and Dale Getz are recommending the Board award the following bids to:

1. Bituminous Material (Delivered In-Place 3,300 ton) to: **Pennsy Supply, Harrisburg, PA** for a unit price of \$71.98 per ton. Total Bid Price \$267,011.00.
2. Seal Coat Application to: **Stewart & Tate, York, PA** for a unit price of \$1.07 per square yard. Total Bid Price \$48,692.97.
3. Bituminous Materials (FOB, Plant) to: **Highway Materials, Lititz, PA** for a unit price of \$57.65 for 9.5MM and \$47.70 for 25MM. Total Bid Price \$59,230.00.

Motion: Edward Fisher moved, seconded by Kent Gardner, to award the bids to the vendors as recommended by both Township Manager Ron Youtz and Public Works Director Dale Getz. Motion carried, 4-0.

D. ESTABLISH DATE AND TIME FOR SPRING ROAD TOUR

Ron Youtz, Township Manager, asked the Board to establish a date and time for the annual Spring Road Tour. After discussion, the Board approved Tuesday, April 28, 2015 beginning at 8:00 am to conduct the annual Road Tour.

E. POLICE DEPARTMENT ANNUAL REPORT 2014

Police Chief Mark Pugliese informed the Board that he had placed an article in the latest newsletter that highlights the activities the police department incurred during 2014. He stated that the launch of the new "CRIMEWATCH" website will offer direct access to crime and public safety-related information. It's an important tool to help fight crime and keep citizens to stay informed.

Chief Pugliese informed the Board that the department has been busy during the past several years trying to keep the crime rate in the Township low. In the last 4 years, there has been a decrease in the number of reported crimes in West Hempfield Township.

Chief Pugliese reported for 2014:

1. Substantial decrease of 34% in Part 1 Offenses which include violent crimes such as murder, rape, robbery and aggravated assaults, as well as property crimes which include burglary, theft and vehicle theft.
2. No change for Part 2 Offenses which includes nuisance violations, drunk and disorderly conducts, forgery and drug abuse.
3. 1 fatal accident.
4. There were no homicides nor were there any reported incidents of rape.
5. Clearance rate or rate of reported crimes solved or otherwise cleared was 88.8% for violent crimes and 38.7% for property crimes.

6. The illegal drug use, including the increased use of heroin and prescription drug abuse, seems to be entwined in almost all major crimes.

Chief Pugliese informed the Board that in 2014 we continued to have an officer assigned to the Lancaster County Drug Task Force. This officer has kept in contact with him throughout the year giving updates on their investigation and arrests. The officer has made 40 arrests in 2014, with charges ranging from simple possession of drugs to possession with intent to deliver, manufacturing, and delivery of controlled substances. He stated that there has been a recent surge in the number of heroin investigations.

Chief Pugliese stated having an officer assigned to the Drug Task Force continues to be a tremendous asset not just to the Police Department but to the entire community. He noted that getting drugs off the street is a continuing struggle.

Chief Pugliese stated that we shouldn't let the numbers fool us or allow us to let our guard down. Our officers are just as busy if not busier than ever. He indicated that West Hempfield Township is a safe place to live, but we need to continue to work as a community, with officers and residents acting as one to fight and prevent crimes.

F. RECUMBENT CYCLES OF LANCASTER – REQUEST FOR USE OF SPECIAL FIRE POLICE

Police Chief Mark Pugliese informed the Board that he and the Special Fire Police Chief have approved the request received from Recumbent Cycles of Lancaster to utilize the services of the West Hempfield Fire Police for traffic control at their event scheduled for Saturday, April 11, 2015 from 10 am to 6 pm. No Board action required.

G. REQUEST AUTHORIZATION FOR TOWNSHIP SOLICITOR TO INTERVENE IN THE ZONING APPEAL OF GEORGE AND LORRAINE LEWIS

Township Manager Ron Youtz informed the Board that he has received from the attorneys for George and Lorraine Lewis the filing of a Land Use appeal in the Court of Common Pleas challenging the decision of the Zoning Hearing Board. Mr. Youtz is recommending to the Board to authorize the Township Solicitor to intervene in the appeal.

Motion: Edward Fisher moved, seconded by Kent Gardner, to authorize the Township Solicitor to intervene in the Land Use appeal received from George and Lorraine Lewis. Motion carried, 4-0.

VII. ORDINANCES AND RESOLUTIONS

A. ORDINANCE 2-15 PARTICIPATION IN PSATS UNEMPLOYMENT COMPENSATION GROUP

Ron Youtz, Township Manager, explained to the Board that this Ordinance will continue West Hempfield Township’s participation in the PSATS Unemployment Compensation Group Trust pursuant to the Pennsylvania Intergovernmental Cooperation Law.

Motion: Kent Gardner moved, seconded by Edward Fisher, to adopt Ordinance 2-15 as presented. Motion carried, 4-0.

B. ORDINANCE 3-15 PARKING PROHIBITION ON CHICKIES HILL ROAD (RT. 441)

Ron Youtz, Township Manager, explained to the Board that this Ordinance prohibits parking on Chickies Hill Road (Rt. 441) from Klinesville Road north to the municipal boundary with Marietta Borough/East Donegal Township.

Motion: Kent Gardner moved, seconded by Edward Fisher, to adopt Ordinance 3-15 Parking Prohibition on Chickies Hill Road (Rt. 441) as presented. Motion carried, 4-0.

VIII. APPROVAL OF PAYABLES

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve payment of all bills between March 1 through March 31, 2015 and any residuals. Motion carried, 4-0.

Payroll/Taxes.....	\$192,640.86	Electronic Payment
General Fund.....	\$164,571.22	Checks 26086 - 26190
Sewer Fund.....	\$ 14,109.06	Checks 3714
Refuse Fund.....	\$ 69,721.04	Checks 2258 - 2262
Street Light.....	\$ 0	Checks
Fire Hydrant.....	\$ 0	Checks
Escrow Fund.....	\$ 1,903.15	Checks 138
State Fund.....	\$ 28,781.75	Checks 2966 - 2972

IX. ADJOURNMENT

Motion: Chairman David Dumeyer called for motion to adjourn into Executive Session to discuss a personnel issue. Kent Gardner moved, seconded by Edward Fisher, to adjourn the meeting at 8:30 p.m., and to go into Executive Session to discuss personnel issues. Motion carried, 4-0.

Respectfully submitted,

Ron L. Youtz,
Secretary