

WEST HEMPFIELD TOWNSHIP SUPERVISORS' MEETING
Minutes of July 2, 2013

The regularly scheduled meeting of the Board of Supervisors was held at the Township Municipal Office, 3401 Marietta Avenue, Lancaster, Pennsylvania on Tuesday, July 2, 2013. Chairman David Dumeyer and Board members Frank Burkhart, Edward Fisher, Kent Gardner and Naomi Martin were present. Also in attendance were: Ron Youtz, Township Manager; Mark Pugliese I, Chief of Police, and Brenda Shuey, 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.

II. APPROVAL OF MINUTES:

Motion: Edward Fisher moved, seconded by, Frank Burkhart, to approve the June 4, 2013 regular board meeting minutes and the June 17, 2013 special board meeting minutes as presented. Motion carried, 5-0.

III. COMMUNICATIONS:

A. BOARD OF SUPERVISORS

- i. Kent Gardner informed the Board that the Clean Water Consortium meeting has been re-scheduled for next Wednesday, July 10, 2013.
- ii. The Chiques Watershed Expo was well attended and there is talk about holding another Expo.

B. TOWNSHIP MANAGER

- i. Ron Youtz reminded the Board that Thursday, July 4, 2013 the Municipal office will be closed in observance to the 4th of July Holiday.
- ii. Mr. Youtz stated that the Meeting agenda under item IV, the letters have been entered incorrectly. He stated they should be changed to A through F.

Mr. Dumeyer announced that at the conclusion of their regular meeting the Board will adjourn and immediately go into Executive Session to discuss a legal issue.

C. RESIDENTS – NONE

IV. SUBDIVISION, LAND DEVELOPMENTS, AND PLANNING MODULES:

A. KEITH & ANGELA LUTZ – 495 KINDERHOOK ROAD – SUBDIVISION BRIEFING.

Jodi Grove, Zoning Officer informed the Board that the applicant is proposing to subdivide three acres from the parent tract which contains approximately 22 acres. The applicant plans to construct a single family home on the residual tract and the three acre parcel will include the existing residence. Both parcels will be served by on-lot sewer and water. Access for both properties will be shared by the existing driveway from Kinderhook Road and a shared driveway/maintenance agreement will be required.

Ron Youtz, Manager explained to the Board that the applicant did apply to PennDot in the hope to relocate the driveway to improve the condition but it did not meet PennDot specifications so the permit was denied and the driveway needs to stay where located.

She further stated that there are two adjoining parcels. The second parcel fronts onto Kinderhook and is approximately 0.5 acres. The third parcel also fronts Kinderhook and contains approximately 0.16 acres and is located entirely in Columbia Borough.

Ms. Grove commented that the parcels located in West Hempfield Township are located within the Rural Residential (RR) Zoning District. She also stated that the storm water will be managed with seepage pits.

Mr. Youtz, Manager informed the Board that he had received the Sewage Facilities Planning Module for this subdivision and would ask that the Board approve the module.

Motion: Edward Fisher moved, seconded by Kent Gardner, to approve Resolution 5-13 Sewage Facilities Planning Module for Keith and Angela Lutz for property located at 495 Kinderhook Road. Motion carried, 5-0.

B. ERIN COURT PARTNERS – 3775 HEMPLAND ROAD – LAND DEVELOPMENT PLAN BRIEFING.

Jodi Grove, Zoning Officer, informed the Board that the Applicant is proposing to construction a 50,000 square foot building addition to be used for production, manufacturing, processing storage and distribution of food products. She also stated that the lot is served by both public sewer and water.

Ms. Grove commented that they are also proposing a new truck access/loading and 161 vehicle parking spaces. Street trees and street lighting will be provided. The storm water facilities will be consistent with the requirements of the Storm Water Management Ordinance. This is a briefing item only. No action required.

C. TURKEY HILL – PROSPECT ROAD & COLUMBIA AVENUE – REQUEST WAIVER OF LAND DEVELOPMENT PROCESS.

Bill Weisser, Director of Real Estate for Turkey Hill informed the Board that they had appeared before the Zoning Hearing Board on June 11, 2013 meeting at which time seven (7) variances with conditions were granted.

Mr. Weisser informed the Board that the plans include expanding the rear of structure by 12 feet to install new freezer boxes; expand 14 feet towards Prospect Road to increase floor space and install 2 new restrooms which will meet ADA requirements. He also stated that there will be removal of all existing gasoline equipment and installing six new fuel dispensers which will consist of 12 fueling positions with canopy. He also stated that sidewalks will be installed along Columbia Avenue and Prospect Road.

Frank Burkhart asked if Turkey Hill is in agreement with the fourteen conditions that the Township Engineer is proposing in his review letter dated June 27, 2013. Mr. Weisser stated that Turkey Hill is in agreement with those conditions.

David Dumeyer asked for clarification of the installation of sidewalks. Mr. Weisser stated that sidewalks will be installed along both Columbia Avenue and in PennDot right of way along Prospect Road.

Edward Fisher questioned the storm water which presently flows down the driveways he stated that he has concerns with the possibility of additional flow going down those driveways. Mr. Weisser stated that the water from the canopy will be directed into the existing swale and a grading/drainage plan will be provided to the Township which will show the storm water runoff following the existing pattern as required by the Township Engineer Condition #6.

Motion: Kent Gardner moved, seconded by Edward Fisher, to grant the waiver request for the land development plan process along with the 14 conditions as stipulated in Rettew Associates review letter date Jun 27, 2013. Motion carried, 5-0.

D. SYLVAN PARTNERS, L.P. – SYLVAN VIEW DEVELOPMENT – REQUEST REDUCTION OF LETTER OF CREDIT.

Jodi Grove, Zoning Officer informed the Board that the developer has requested a reduction to their letter of credit. Ms. Grove added that the Township Engineer in their review letter of June 20, 2013, has performed a site inspection and recommends the financial security be reduced by \$518,183.70 which will leave Sylvan Partners financial security in the amount of \$261,036.50.

Motion: Edward Fisher moved, seconded by Kent Gardner, to accept the Township Engineer's recommendation to approve the reduction of Sylvan Partner's financial

security by \$518,183.70 which will leave a new balance of \$261,036.50. Motion carried, 5-0.

E. CREAMY TRACT – IRONVILLE & CASSANNA DRIVE – REQUEST RELEASE OF LETTER OF CREDIT.

Jodi Grove, Zoning Officer informed the Board that a request has been received by the owners to release the financial security in the amount of \$9,803.00. She stated that the Township Engineer in his letter dated July 1, 2013 is recommending the Board to completely release the financial security of \$9,803.00.

Motion: Edward Fisher moved, seconded by Kent Gardner, to accept the Township Engineer's recommendation to grant the release of Creamy's financial security in the amount of \$9,803.00 along with the condition that all Rettew Associates invoices are paid in full. Motion carried, 5-0.

F. FERN HILL PARTNERS – 601 S. 16TH STREET – REQUEST RELEASE OF LETTER OF CREDIT.

Jodi Grove, Zoning Officer informed the Board that a request has been received by the Developer's to release the financial security in the amount of \$6,731.00. She stated that the Township Engineer in his July 2, 2013 letter is recommending the Board to completely release the financial security of \$6,731.00 with the condition that the wearing course be sealed along the curbing.

Motion: Edward Fisher moved, seconded by Kent Gardner, to accept the Township Engineer's recommendation to grant the release of Fern Hill Partner's financial security in the amount of \$6,731.00 with the conditions that the wearing course be sealed along the curbing and that all Rettew Associates invoices are paid in full. Motion carried, 5-0.

V. OLD BUSINESS - NONE

VI. NEW BUSINESS

A. REQUESTING PARTICIPATING IN GRANT APPLICATION TO PURCHASE RADIOS FOR FIRE DEPARTMENT.

Ron Youtz, Township Manager announced that Fire Chief Barry Carter was unable to attend this evening meeting do to a conflict. Mr. Youtz stated that there has been an effort with all Fire Departments within Hempfield area to apply for a joint grant to purchase radios. He also stated that other municipalities within the Hempfield area have agreed to pay a portion towards grant writing. He stated that the cost of West Hempfield Township contribution will be \$800.00.

Motion: Frank Burkhart moved, seconded by Edward Fisher, to participate and pay for West Hempfield Township share of costs towards the writing of grant to purchase fire department radios. Motion carried, 5-0.

B. TRIO BAR & GRILL – REQUEST FOR USE OF TOWNSHIP ROADS FOR RELAY FOR LIFE BENEFIT EVENT.

Ron Youtz, Township Manager informed the Board that he had received correspondence from Rob Garpstas requesting the use of Township roads to hold a charity run for “NDUR for the CURE” on Saturday, July 27, 2013.

Motion: Frank Burkhart moved, seconded by Kent Gardner, to allow the charity run for “NDUR for the CURE” to use Township roads with the condition that the organizer provide a certificate for adequate liability insurance coverage. Motion carried, 5-0.

C. NORTHWEST LANCASTER COUNTY RIVER TRAIL INTER-MUNICIPAL AGREEMENT.

Ron Youtz, Township Manager informed the Board that a final draft for the Northwest Lancaster County River Trail – Inter-municipal Agreement has been prepared. He stated that the following Township and/or Boroughs involved are: Columbia Borough, Marietta Borough, East Donegal Township, Conoy Township and West Hempfield Township.

Mr. Youtz stated that the Township Solicitor prepared the necessary ordinance to allow the agreement to be executed by the Board. He is asking the Board for authorization to advertise the proposed ordinance for Board action at their August 6, 2013 meeting.

Motion: Edward Fisher moved, seconded by Kent Gardner, to authorize the advertisement of the necessary Ordinance for the Inter-municipal Agreement for Board action at the August 6, 2013 meeting. Motion carried, 5-0.

VII. ORDINANCES AND/OR RESOLUTIONS - NONE

VIII. APPROVAL OF PAYABLES

Motion: Kent Gardner moved, seconded by Frank Burkhart, to approve payment of all bills between June 1 through June 30, 2013 and any residuals. Motion carried, 5-0.

Payroll/Taxes.....	\$166,910.06	Electronic Payment
General Fund.....	\$136,966.73	Checks 23821 - 23926
Street Light.....	\$ 8,785.12	Checks 355 - 356
Fire Hydrant.....	\$ 0	Checks
State Fund.....	\$ 6,100.85	Checks 2819-2824
Sewer Fund.....	\$ 13,725.14	Checks 3674

Refuse Fund..... \$ 67,616.80 Checks 2087 - 2094

IX. ADJOURNMENT.

Motion: Kent Gardner moved, seconded by Edward Fisher, to adjourn the regular meeting at 8:20 p.m., and to go into Executive Session to discuss a personnel matter. Motion carried, 5-0.

Respectfully submitted,

Ron L. Youtz, Secretary