

WEST COCALICO TOWNSHIP

The Chairman, James (J.J.) Stoner called the meeting to order at 7:00 p.m.

Supervisors: James Stoner, Leon Eby and Jeff Sauder.

Others present: Carolyn Hildebrand, Manager; Joielyn Current, Administrative Assistant; Tom Showalter, Roadmaster; Len Spencer, SEO; Ted Cromleigh, Diehm & Sons; Kathy Mazzuchelli, Denver; Member from Middle Creek Mennonite Fellowship; Justin Stoltzfus, LNP; Brent Detter, David Miller Associates; Sara & James Ulrich, Denver and Jeff Mitchell, Denver.

Public Comment – none

Jeff Sauder motioned to approve the minutes from the meeting held on November 7, 2019. Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve the attached list of checks totaling \$94,087.32. Jeff Sauder seconded the motion. The motion passed unanimously.

Carolyn Hildebrand presented the Manager's report as follows:

1. I attended the following meetings:
 - a. Authority – November 12, 2019 at 7:00 pm
2. I attended the Lancaster County Planning Commission meeting on November 13th on Places 2040.
3. Tom Showalter and I had a conference call on November 13th with Jim Caldwell and Melissa Kelly to review the status of current projects.
4. On Friday, November 15th, I attended the PSATS 2019 Stormwater conference.
5. On November 18th, Jim Caldwell, Matthew Mack, Josele Cleary, Tom Showalter and I met with a developer and representatives from Denver Borough to have a pre-submission meeting to discuss a development project that would cross municipal lines.
6. On November 19th, Jeff Sauder and I met with Matthew Mack and Len Spencer to review their services for this year.

Tom Showalter presented the Roadmaster's report as follows:

1. We repaired a sinkhole on Shenk's Mill Road.
2. I attended the pre-construction meeting for Mill Road Bridge.
3. New doors were installed on the bathrooms at Chapel Gate Park.
4. I met with Bob Gates from E.M. Kutz to get price quote for the new pickup truck.
5. The swale work is complete at 85 Creamery Road property.
6. I looked at a stormwater complaint on Foxcroft Drive.
7. Indiantown Road & Line Road Intersection – Stop bar and red reflective stripe were installed on the stop sign post.
 - o A stop ahead sign was installed and trees were trimmed.
8. Paving repairs were made on Hertzog Valley Road and Mountain Road.
9. Horseshoe Trail Road Bridge was open on 10/31/19.
10. The culvert on Indian Run Road was cleaned out.
11. The guiderail on Swamp Bridge Road was repaired on November 6.

12. The stop sign was replaced at the intersection of High School Road and Indiantown Road.
13. Snow equipment was taken out of storage and ready for service.
14. We are cleaning leaves off of roads and inlets. Also sign and delineators were repaired.

Len Spencer presented the SEO report for the month of October.

Bridges – Mill Road Bridge has a tentative start date of January 6, 2020, weather permitting. The box culvert is delayed. Hackman Road is the next bridge to keep a watch on. Horseshoe Trail Road Bridge has two items that need to be addressed.

Line Road and Indiantown Road intersection improvements – The Township received a letter from PennDot, they have reviewed LTAP's recommendations and will be changing that intersection to a 4-way stop by December 12, 2019. PennDot stated that the Schoeneck Road/Indiantown Road intersection did not warrant a 4-way stop.

Jeff Sauder motioned to approve Rettew analyzing Blue Lake Road and Windy Mansion Road stormwater runoff for estimated cost of \$4,930.00. Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby made the following motion. I move that the appropriate officers of the Township be authorized to execute the Agreement among James Ulrich, Sara A. Ulrich and the Township relating to the Preliminary/Final Land Development Plan for 286 West Main Street upon receipt of the original of such Agreement signed by James Ulrich and Sara A. Ulrich. Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder made the following motion. I move that the appropriate officers of the Township be authorized to execute the Storm Water Management Agreement and Declaration of Easement Improvement Guarantee Agreement between Sara A. Ulrich and Township relating to the Preliminary/Final Land Development Plan for 286 West Main Street in the form acceptable to the Township Solicitor. Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby made the following motion. I move that the Board of Supervisors approve the Preliminary/Final Land Development Plan for 286 West Main Street with a last revision date of November 7, 2019, and waivers of the Subdivision and Land Development Ordinance and Storm Water Management Ordinance reflected in the design of such plan, authorize the appropriate officers of the Township to execute such plan, and further authorize the Township Manager to release such plan for recording upon satisfaction of the following conditions:

1. Execution of the Agreement among James Ulrich, Sara A. Ulrich and the Township relating to the Preliminary/Final Land Development Plan for 286 West Main Street by James Ulrich and Sara A. Ulrich.

2. Execution and recording of a Storm Water Management Agreement and Declaration of Easement providing for the long-term maintenance of the storm water management facilities in a form acceptable to the Township Solicitor.

3. Posting of financial security with the Township in the form of an irrevocable letter of credit in a form acceptable to the Township Solicitor in the amount of \$243,071.62.

4. Payment of the fee in lieu of dedication of park and recreation land to the Township in the amount of \$21,941.45.

5. Provision of evidence that Developer has obtained approval of an erosion and sedimentation control plan and NPDES permit by the Lancaster County Conservation District.

6. Provision of evidence that the Pennsylvania Department of Transportation has issued all necessary highway occupancy permits.

7. Provision of evidence that all requirements of West Cocalico Township Authority concerning sanitary sewer facilities and public water facilities have been met.

8. Provision of signed developer's agreement in the Township's standard form.

9. Developer has reimbursed the Township for all invoiced engineering and legal fees relating to such plan. Jeff Sauder seconded the motion. The motion passed unanimously.

Leon Eby motioned to advertise for re-zoning of property at 520 W. Route 897, Reinholds. Jeff Sauder seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve Eugene Martin Lot Add-On Plan – 870 Mount Airy Road with the following:

1. Requested Modifications
 - a. Section 22-403.A.1 – Plan Scale
 - b. Sections 22-403.D.13, 44-403.D.14, and 22-406.B.4.a.3.b – Percolation Test Holes
2. Zoning
3. Subdivision and Land Development
 - a. Items 1-3
4. Correct Lancaster County Planning Commission review certificate

Jeff Sauder seconded the motion. The motion passed unanimously.

A discussion was held regarding modifications to SALDO regarding cul-de-sacs, dead ends and flag lots to provide comments to the Planning Commission.

Jeff Sauder motioned to approve purchase of truck buildup of \$24,507.00. Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve an extension of one year of time for Zion Mennonite to complete their stormwater/subdivision plan. Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to adopt the 2020 budget. J.J. Stoner seconded the motion. The motion passed unanimously.

Leon Eby motioned to adjourn the meeting at 8:35p.m. Jeff Sauder seconded the motion. The motion passed unanimously.

Respectfully submitted,

Jeff Sauder
Secretary