

WEST COCALICO TOWNSHIP

The organizational meeting began at 7:01 p.m. with the following in attendance:

Supervisors: James Stoner, Leon Eby and Jeff Sauder.

Others present: Carolyn Hildebrand, Manager; Tom Showalter, Roadmaster; Mike Eberly, Assistant Roadmaster; Michael Nix; Brenden Curry, LNP Reporter; and Rodger Sweigart.

Public Comment:

None

Jeff Sauder motioned to approve the consent agenda with the following items:

- A. Minutes – March 5, 2026
- B. Payment of Bills in the amount of \$138,751.26
- C. Motion to approve the use of Township roads for Chip’s Champions 5K race May 16, 2026
- D. Motion to execute Justin M. Sensenig Improvement Guarantee Agreement
- E. Motion to release Jay and Regina Martin financial security in full (\$23,564.74)

Leon Eby seconded the motion. The motion passed unanimously.

Carolyn Hildebrand presented the Manager’s report as follows:

1. I attended the Planning Commission meeting on March 9, 2026 and the West Cocalico Township Authority meeting on March 10, 2026.
2. Tom Showalter, Mike Eberly and I met with Adam Johnson, Rettew; to discuss on-going Township projects.
3. Tom Showalter, Mike Eberly, Yvonne Sallade and I met with Eli King, Joshua George, Landworks Civil Design, LLC; Melissa Kelly and Adam Johnson, Rettew; to discuss a development project on Route 897.
4. Tom Showalter, Mike Eberly, Yvonne Sallade and I met Melissa Kelly and Adam Johnson, Rettew; Patrick Dennis, Chuck Hess, Landmark Builders; and Josh Poulton, Pioneer Management to discuss the Summit Crossing plan.
5. JJ Stoner, Tom Showalter, Mike Eberly and I met with Adam Johnson, Rettew; and to discuss using metal structures for bridge replacement projects.
6. I submitted the DCED Financial Condition Report for 2025.

Tom Showalter presented the Roadmaster’s report as follows:

1. Worked on Forest Road stabilizing the bank for the last 2 weeks
2. The load bucket was repaired
3. Blainsport Road was closed on March 9th for an accident
4. Closed Girl Scout Road on Friday until Saturday this past weekend due to wire being down
5. Cleaned up storm damage today.
6. The transmission is being replaced in the pickup. The new transmission has no way to check the oil in it. Fisher’s Garage is working with Ford to resolve the issue.

Old Business:

None

Leon Eby motioned to approve 5 West Main Street Lot Add-On Plan with the following modifications as outlined in the letter from Rettew Associates dated March 9, 2026.

1. Requested Modifications
 - Subdivision and Land Development
 - a. Section 22-403.3 – Existing Features
 - b. Section 22-405.4.A – Approved Planning Module Exemption
 - c. Section 22-602.2.5.B, 22-602.7 – Dedication of Additional Right of Way
 - d. Section 22-403.3.3.O & 22-602-10-D -Clear Sight Triangles
 - Conditions:
 - Zoning
 - a. Items 1-2
 - Subdivision and Land Development
 - b. Items 1-13

Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to adjourn the meeting at 7:27 p.m.. James J. Stoner seconded the motion. The motion passed unanimously.

Respectfully submitted,

Jeff Sauder
Secretary