

WEST COCALICO TOWNSHIP

The organizational meeting began at 6:57 p.m. with the following in attendance:

Supervisors: James Stoner, Leon Eby and Jeff Sauder.

Others present: Carolyn Hildebrand, Manager; Steve Strunk, Manager Associate; Tom Showalter, Roadmaster; Mike Eberly, Assistant Roadmaster; Nate Zimmerman; Chuck Hess; Arlan Hoover; Crystal Hoover; Robert Eberly; Richard Sauder; Terry Eberly; Josh Boulton; Todd Shoaf; Elaine Bowman; Greg Harting; Brenden Curry, LNP Reporter; and Rodger Sweigart.

Public Comment:

Robert Eberly requested permission to land a Huey Helicopter on the Township Property at the Schoeneck Park for a Memorial Day Ceremony if the helicopter can not land on the Fire Company property due to a land slope issue. The Board agreed to allow the landing. The Township will need to receive a certificate of insurance for the landing. Robert Eberly will provide an update after a final decision as to where the helicopter can land safely.

Terry Eberly expressed concerns about granting a special exception for a church to be built on land zoned Agricultural (A1 and A2). Terry Eberly also expressed a concern about business buildings being built in the Township without going through the Zoning Board (example on Pennys Hill Road). The building on Pennys Hill Road met the requirements for Rural Occupation Zoning.

Leon Eby motioned to approve the minutes from the meeting on February 05, 2026. Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve the attached list of checks totaling \$158,510.28. Leon Eby seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve the RB5K race use of Township roads on May 23, 2026. 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 February 9, 2026, the West Cocalico Township Authority meeting on February 10, 2026, the Zoning Hearing Board meeting on February 12, 2026.
2. Tom Showalter, Mike Eberly and I met with Adam Johnson and Melissa Kelly, Rettew, to discuss on-going Township projects.
3. Tom Showalter, Mike Eberly and I met with Larry Prescott, Professional Design & Construction, LLC. to review the maintenance building plans.
4. I submitted the Floodplain Administrator Report for 2025.
5. The General Permit to replace the Swamp Bridge Road culvert was issued on February 11, 2026.
6. The Township SAM renewal was completed.

Tom Showalter presented the Roadmaster's report as follows:

1. Snow equipment repairs were done
2. 3 trucks were inspected
3. Batteries were replaced on the signs at Indiantown and Schoeneck intersection
4. Shop clean-up was done

5. The dusk to dawn light was replaced at Chapel Gate Park
6. Dyer Bros completed the pipe lining for this year
7. Roads were salted on 2/6 and 2/15
8. Tom and Mike attended training by LTAP
9. A sinkhole was found at the Indiantown and Schoeneck intersection.
10. Mike presented pricing for a replacement pickup truck.

Leon Eby motioned to award the 2026 paving bid to Asphalt Maintenance Solutions in the amount of \$429,916.10. Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to award the 2026 paving bid to Asphalt Industries, Inc. in the amount of \$201,659.20 Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve T. Hunter Zimmerman Sewage Planning Module for Furnace Hill Road. Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve 58 East Main Street Preliminary/Final Development Plan with the following modifications as outlined in the letter from Rettew Associates dated February 4, 2026.

1. Requested Modifications
 - Subdivision and Land Development
 1. Section 22-305.1 – Preliminary Plan
 2. Section 22-408.3.A – Traffic Impact Study
 3. Section 22.603.1.E, 22-610.10.D – Clear Sight triangles
 4. Section 22-603.2, 22-602.13 – Access Drive Lighting
 5. Section 22-609.5.G -Street Trees
 - Stormwater Management
 1. Section 23-404.1.D.4.a – Minimum 20’ Width Drainage Easements
 2. Section 23-501.1.O.4 – Transfer of Watersheds
 3. Section 23-504.4.a.4 – Storm Sewer Pipe Size
 4. Section 23-506.1A.2.c – Loading Ratios

Leon Eby seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve Summit Crossing (S Windy Mansion Road) Subdivision Plan/Lot Add-On Plan with the following conditions as outlined in the letter from Rettew Associates dated February 5, 2026.

1. Zoning
 - a. Items 1-3
2. Subdivisions and land Development
 - a. Items 1-11

Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve Arthur and Lisa Detweiler Holding Tank Agreement for 190 N Blainsport Road. Leon Eby seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to adjourn the meeting at 8:54 PM. Leon Eby seconded the motion. The motion passed unanimously.

Respectfully submitted,

Jeff Sauder
Secretary