

WEST COCALICO TOWNSHIP

The Chairman called the meeting to order at 7:00 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; Brenden Curry, LNP Reporter; Dave Mease, Adam Lory, Dan Martin, and Delvin Martin.

Public Comment – Dave Mease presented a subdivision plan to the Board of Supervisors (on behalf of Dan and Lori Martin) for a 116.73 acre farm located at 1615 West Route 897 Denver, PA 17517. The proposed subdivision would be one new minimum 50 acre farm tract.

Jeff Sauder motioned to approve the minutes from the meeting on August 7, 2025. Leon Eby seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve the attached list of checks totaling \$25,427.16. Leon Eby seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve Schoeneck Fire Police in assisting with the Mt. Airy Fire Company training on August 26, 2025. The motion passed unanimously.

Carolyn Hildebrand presented the Manager's report as follows:

1. I attended the Planning Commission meeting on August 11, 2025 and the Authority meeting on August 12, 2025.
2. Jim Caldwell, Yvonne Sallade and I met with Ted Cromleigh and an associate from Diehm and Sons to review a subdivision for Dan and Lori Martin.
3. Jim Caldwell, Yvonne Sallade and I met with Jeremy Weaver and Trey Shellenberger, from Weaver Environmental Consultants to review a sketch plan for Paul Weaver at 1685 Steinmetz Road.
4. Yvonne Sallade, Jim Caldwell, Steve Struck and I met with Derrick Bollinger and David Mease (Diehm and Sons) to discuss stormwater concerns at Derrick's property at 415 Greenville Road.
5. Tom Showalter, Mike Eberly and I met with Larry Prescott (Professional Design) and Jim Caldwell (Rettew) to review the maintenance building plan.
6. Tom Showalter, Mike Eberly and I met with Jim Caldwell to discuss various issues in the Township.

The Board of Supervisors were made aware by the Manager of property issues at 240 and 355 Swamp Church Road. The Supervisors will drive by, verify the conditions, and provide guidance. There was discussion concerning the current SEO's ability to manage the workload of the Township.

J.J. Stoner motioned to approve Rettew Associates as a second primary SEO for West Cocalico Township. Jeff Sauder seconded the motion. The motion passed unanimously.

Tom Showalter presented the Roadmaster's report as follows:

1. Looked into a sinkhole on Pheasant Drive and discovered pipes are going bad.
2. Waiting on a quote from a Costar Contractor for lining pipes.
3. Two pipes on Forest Road need to be lined which are also in the pending pipe lining quote.
4. The road signs were delivered and the new signs were installed.
5. Working on the 2026 budget items.
6. Joe Becker sprayed the Chapel Gate baseball fields.
7. Attended several meetings concerning Hackman Road. They are planning to have walls poured 8/25/2025 and the project should be finished by 8/29/2025.
8. Line painting should start 8/20/2025.
9. Working on shoulder mowing.
10. Addressed a sinkhole on Mechanic Street.
11. Working on a stormwater pipe on Texter Mountain Road.
12. Held a staff meeting concerning the new building.
13. Had a meeting at Scattered Acres, starting a project there.

Leon Eby motioned to approve the Stevens Feed Mill Final Land Development Plan with the following modifications and conditions:

1. Requested Modifications
 - a. Section 22-305.1 Preliminary Plan Application
 - b. Section 22-403.1 Plan Scale
 - c. Section 22-602.5.A Improvement to Existing Streets
 - d. Section 23-506.1 Stormwater Runoff Volume Controls
2. Subdivision and Land Development
 - a. Items 1-4
3. Stormwater Management
 - a. Items 1-3
4. Traffic Impact Study
 - a. Item 1

Jeff Sauder seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to approve deferring the Final Subdivision and Major Stormwater Plan for Luke Hoover at 615 Sunnyside Road to Clay Township. Leon Eby seconded the motion. The motion passed unanimously.

Jeff Sauder motioned to adjourn the meeting at 7:52 p.m. Leon Eby seconded the motion. The motion passed unanimously.

Respectfully submitted,

Jeff Sauder
Secretary