

WEST COCALICO TOWNSHIP

The meeting began 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; Nathan Weaver, and Nathan Zimmerman.

Public Comment:

Nate Zimmerman requested tree trimming to be performed at 10 Peartown Road. The Township will contact Penn Dot with the request.

Leon Eby motioned to approve the minutes from the meeting on August 6, 2026. Jeff Sauder seconded the motion. The motion passed unanimously.

Leon Eby motioned to approve the attached list of checks totaling \$244,108.49. Jeff Sauder seconded the motion. The motion passed unanimously.

Carolyn Hildebrand presented the Manager's report as follows:

1. I attended the Planning Commission meeting on August 10th and the Authority meeting on August 11th.
2. Yvonne Sallade, Adam Johnson, Rettew; Dan Becker, HRG-Inc; and I met with Adam Whalen, Integrated Consulting; regarding the project on Blue Lake Road
3. Yvonne Sallade, Adam Johnson, Rettew; Dan Becker, HRG-Inc; and I met with Ted Cromleigh regarding a subdivision on Swamp Church Road.
4. Tom Showalter, Mike Eberly and I interviewed several candidates for the road crew.
5. I met with representatives from AT&T to discuss switching phone lines to a First Net phone line.
6. I have been working on the PennVest paperwork for the Authority loan to purchase new water meters.
7. Marissa finished her notary training and passed her test.
8. I researched some new legislation which would impact Township Zoning.
9. It is expected that the contract for flashers for Indiantown Road will go out for bid next week and bid opening is September 17.

J.J Stoner made a motion for the Township Manager to write a letter to the Pennsylvania House, Pennsylvania Senate, and Senator Gebhard concerning the opposition to the new legislation which would impact Township zoning. The letter should contain the names, titles, and signatures of the Township's Board of Supervisors. Jeff Sauder seconded the motion. The motion passed unanimously.

Tom Showalter presented the Roadmaster's report as follows:

1. Yellow Mountain and Forest Paving is complete. Need to back up edges after the paving has time to harden.
2. Reviewed Lowell Martin's development plan.
3. Reviewed the Blainsport Road and Windy Mansion Road sewer extension. The manholes should be able to be placed in the center of the road.
4. Discussed the Creamery Road bridge guiderail replacement.
5. Performed basin work at the sewer plant.

6. Had a discussion concerning the pole replacement on Galen Hall Road.
7. Serviced equipment.
8. Performed shoulder mowing.
9. The pickleball court is rough graded.
10. A pipe on Swamp Church Road is failing. It will be replaced by an 18" concrete elliptical pipe.
11. There is a pipe failing on Mechanic Street. This will need to be replaced within the next few weeks.

Old Business:

None

New Business:

The motion to advertise the burning ordinance was postponed until a few changes were made.

Jeff Sauder motioned to appoint Nathan Heinly as Road Crew. Leon Eby seconded the motion. The motion passed unanimously.

There was discussion concerning Summit Crossing and the use of option "A" presented by Landmark. Option "A" uses a 100-foot radius horizontal curve to connect the streets. The Board indicated this is the direction Landmark should proceed with designing Landmark's Summit Crossing.

The following motions pertain to Landmark's Summit Crossing Development:

Subdivision and Land Development:

Modification to Section 22-305.01 – Preliminary Plan Application – Jeff Sauder made a motion to approve the modification with the condition the applicant provides the Township with a 180-day time extension. Leon Eby seconded the motion. Motion carried unanimously.

Modification to Section 22-602.5.A – Improving Existing Abutting Street – Leon Eby made a motion to approve the modification for Blue Lake Road. Jeff Sauder seconded the motion. Motion carried unanimously.

Leon Eby made a motion to deny the modification for Windy Mansion Road. Jeff Sauder seconded the motion. Motion carried unanimously.

Leon Eby made a motion to deny the widening modification for West Main Street-SR 0897 with the condition that "no parking" signs are installed along West Main Street –SR0897. Jeff Sauder seconded the motion. Motion carried unanimously.

Modification to Section 22-602.11 – Curbing – Jeff Sauder made a motion to approve the modification for Blue Lake Road. Leon Eby seconded the motion. Motion carried unanimously.

Jeff Sauder made a motion to deny the modification for Windy Mansion Road and West Main Street-SR 0897. Leon Eby seconded the motion. Motion carried unanimously.

Modification to Section 22-602.12 – Sidewalk – Leon Eby made a motion to approve the modification for Blue Lake Road. Jeff Sauder seconded the motion. Motion carried unanimously. Leon Eby made a motion to deny the modification for Windy Mansion Road and West Main Street-SR 0897. Jeff Sauder seconded the motion. Motion carried unanimously.

Modification to Section 22-602.14.G – Dead-end Street Primary Access for Dwelling – Josh Boulton withdrew the request for modification.

Modification to Section 22-603.3.A – Two Access Points for Development – Jeff Sauder made a motion to approve the modification with the condition the stub street aligns with the neighboring development as shown in Option ‘A’ is used. Leon Eby seconded the motion. Motion carried unanimously.

Modification to Section 22-607.1.E.A – Reverse Frontage Planting Buffer – Leon Eby made a motion to approve the modification. Jeff Sauder seconded the motion. Motion carried unanimously.

Modification to Section 22-607.1.G – Metallic Markers along Dedicated Right-of-Way – Jeff Sauder made a motion to approve the modification. Leon Eby seconded the motion. Motion carried unanimously.

Modification to Section 22-607.2.E.5 – Joint Use of Driveway – Leon Eby made a motion to deny the modification. Jeff Sauder seconded the motion. Motion carried unanimously.

Modification to Section 22-609.5.H – Street Trees – Jeff Sauder made a motion to approve the modification with the condition the cumulative number of trees within the development meets the required number of trees for all lots. Leon Eby seconded the motion. Motion carried unanimously.

Modification to Section 22-602.8.E – Streets: Horizontal Alignment – Jeff Sauder made a motion to approve the modification with the condition the Township Engineer and the Emergency Management Services are satisfied with the plan. Leon Eby seconded the motion. Motion carried unanimously.

Modification to Section 22-607.2.A – Flag Lots – Jeff Sauder made a motion to approve the modification with the condition the Township Engineer and the Emergency Management Services are satisfied with the plan. Leon Eby seconded the motion. Motion carried unanimously.

Stormwater Management:

Modification to Section 23-504.4.a.4 – Storm Sewer Pipe Size – The motion to approve or deny the modification will be postponed until the plan has been finalized.

Modification to Section 23-506 – Volume Control – Leon Eby made a motion to approve the modification with the condition of PA DEP approval. Jeff Sauder seconded the motion. Motion carried unanimously.

Modification to Section 23-505.3.A.2 – Interior Side Slope – Jeff Sauder made a motion to approve the modification with the condition that a hold harmless agreement should be approved by the Township Solicitor. Leon Eby seconded the motion. Motion carried unanimously.

Leon Eby motioned to adjourn the meeting at 8:25 PM. J.J. Stoner seconded the motion. The motion passed unanimously.

Respectfully submitted,

Jeff Sauder
Secretary