

Brecknock Township
Board of Supervisors Meeting
December 13, 2016

The regular meeting of the Brecknock Township Board of Supervisors, Lancaster County that was scheduled for December 13, 2016 was held at the Brecknock Township Building, 1026 Dry Tavern Road, Fivepointville. The meeting was called to order by Chairman Jerry Long at 7:00 p.m.

At this time the Pledge of Allegiance took place followed by Roll Call of Officials. Chairman Long noted that Carol Martin, Secretary/Treasurer was absent and Township Engineer Mike Reinert would be taking the minutes this evening.

Present were Melvin Boyd, Arthur Zerbe & Jerry Long.

Mr. Reinert noted himself as present as Township Engineer and William Cassidy was present as Township Solicitor.

Community Open Session

Don Matson – 160 Shalom Drive – expressed his concerns over recent well contamination of his onlot well with fecal coliform and E. Coli bacteria and inquired as to the source of the contamination.

Sandy Martin – Woodmeadow Drive – expressed concerns of speeding on Woodmeadow Drive now that the road was opened at Harvest Drive. Concerns of construction vehicles parking on sidewalks and residents parking in “no parking” zones.

At this time the board was given an opportunity to make comments in response to the issues presented during the Community Open Session.

At this time, Ryan Rhode, P.E., from Great Valley Consultants was present to discuss the John Zimmerman Land Development – Preliminary Plan with the Board. Mr. Rhode explained the scope of the proposed project is a land development plan for a proposed turkey barn and machinery shed on the existing property located on Silver Hill Road. The turkey barn would be considered an intensive agricultural operation which is permitted in the AG-2 zoning district. The existing driveway accessing Silver Hill Road would be utilized and expanded with additional gravel accessways around the proposed buildings. The stormwater management system has been designed to address the additional proposed impervious surfaces on the property, meet the Township regulations and also NPDES requirements as part of their permit application. The area of disturbance will exceed one acre which necessitates the NPDES permit. Mr. Rhode noted receipt of the Township Engineer’s review letter dated November 22, 2016 stating they will comply with the bulk of the comments. Mr. Reinert noted that the Planning Commission reviewed and recommended approval of 3 requirements of the Township Code pertaining to proceeding as a preliminary/final plan, relief from road shoulder improvements along Silver Hill Road, and partial relief from showing all existing features within 200 feet of the tract boundary. Mr. Zerbe expressed concern over the waiver for shoulder improvements noting the current condition of the roadway is in need of significant repairs. Additional truck traffic will further deteriorate the roadway. Mr. Rhode mentioned that the applicant anticipates 4 truck deliveries per year of animals and additional deliveries as needed for feed and manure removal. Mr. Long noted that the Planning Commission had similar comments/concerns about the roadway, but the impact of this project did not warrant shoulder improvements being installed by the applicant. Mr. Rhode stated that they would offer the ultimate right-of-way of Silver Hill Road if the Township desired.

On a motion by Boyd, seconded by Zerbe, the Board of Supervisors granted approval of the modification requests for proceeding as a preliminary/final plan per §98-19, shoulder widening of Silver Hill Road only per §95-18.D(2) – ultimate right-of-way would be offered to the Township, and existing features within 200 feet of the tract boundary per §98-25.B(2)(e). All in favor, motion approved. On a motion by Long, seconded by Zerbe, the Board of Supervisors granted conditional final plan approval of the John Zimmerman Land Development Plan provided the applicant satisfactorily addresses the comments in the Township Engineer review letter dated November 22, 2016. All in favor, motion approved.

A motion to accept the November 8, 2016 Board of Supervisors minutes was made by Boyd and seconded by Zerbe. All in favor, motion was approved.

A motion was made by Zerbe and seconded by Boyd to approve the bills as presented. All in favor, motion was approved.

Roadmasters Report – Andy presented his monthly report and there was discussion of the damage being done to Boulder Hill Road and Oaklyn Drive by the development of the PP&L substation. The Board requested Andy to prepare a cost estimate of the damage to the roadways and forward the information to Bill Cassidy to contact PP&L.

At this time the board reviewed the items that needed action on Michael Reinert's Engineers report and presented by Mr. Reinert verbally at the meeting.

1. **Ivan Reiff SWM** – Received stormwater management agreement for action.
2. **Armada Builders, LLC/Andrews Way Lot #4 Land Development** – Issued financial security recommendation letter dated November 25, 2016 in the amount of \$79,968.80.
3. **Matthew & Robin Schnader SWM** – Issued financial security recommendation letter dated November 29, 2016 in the amount of \$778.50.
4. **Millstone Village Phase 2** – Received land development agreement and streetlight petition for action by the Board.
5. **Paul Hoover SWM** – Issued financial security release recommendation dated December 5, 2016 in the amount of \$2,500.00.
6. **Meadows Phase 2** – Issued financial security release recommendation dated December 13, 2016 in the amount of \$45,693.00.
7. **Meadows Phase 3** – Issued financial security release recommendation dated December 13, 2016 in the amount of \$386,376.89.
8. **Ammon & Jane Burkholder SWM** – Received memorandum of understanding and stormwater management agreement for action.

A motion was made by Long and seconded by Boyd to accept all Memorandum of Understanding, approve all stormwater management agreements, and approve all financial security release recommendations for items #1-3 & #5-8 as noted by the Township Engineer. All in favor, motion approved.

A motion was made by Long and seconded by Boyd to approve the land development agreement for Millstone Village Phase 2 and to approve signing Resolution 2016-9 to establish a streetlight district for Millstone Village Subdivision. All in favor, motion approved.

Bill Cassidy had nothing to report for the Solicitor's report.

A motion was made by Zerbe and seconded by Long to accept the Roadmaster, Engineer, SEO & Zoning reports as presented. All in favor, motion approved.

OLD BUSINESS

Jerry Long requested Bill Cassidy to provide a brief overview of the legal procedure for adoption of the 2017 budget. Mr. Long provided further explanation of the budget contents for the benefit of the public. Ron Funk had several questions regarding the proposed 2017 budget and how it compared to the 2016 budget. Mr. Long stated that he may not be reviewing the same version of the budget that is being considered for approval and encouraged him to contact Carol Martin for a recent version and further response to his questions. Mel Boyd commented that he would like to see more money being given to the first responders if possible and as funds are available. On a motion by Long, seconded by Zerbe, the 2017 budget was approved as presented. All in favor, motion approved.

Jerry Long provided a brief explanation of the request by the Board of Supervisors for the Township Planning Commission to review the zoning map and consider additional properties to be included into the Highway Commercial (HC) & Light Industrial (LI) zoning districts. The request was generated as a result of recent build-out of the remaining HC zoned lands in the Township. The Board reviewed the Township Planning Commission meeting minutes and recommendations. On a motion by Long, seconded by Zerbe, the Township Planning Commission was directed to revisit the topic, directed the Township Engineer to prepare a draft zoning map of the Planning Commission's recommendations and include 3 properties on the west side of Route 625 and south of Bowmansville Road into the LI district plus Sauder's garage property, and hold a public meeting at the January Planning Commission regular meeting to receive public feedback on the proposal. All in favor, motion approved.

NEW BUSINESS

A motion was made by Long, seconded by Zerbe to appoint Jesse Martin to be a volunteer on the Northern Lancaster County Authority to fill the remainder of the one year term of Dennis O'Brien. All in favor, motion approved.

A motion was made by Boyd to adjourn at 8:30 pm Long seconded. All in favor, motion approved.

Respectfully Submitted,
Michael L. Reinert, P.E.
Township Engineer