

Brecknock Township
Board of Supervisors Meeting
February 14, 2017

The regular meeting of the Brecknock Township Board of Supervisors, Lancaster County that was held on February 14, 2017 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.

Present were Melvin Boyd, Arthur Zerbe, Jerry Long, William Cassidy, Mike Reinert & Carol Martin.

Community Open Session – Ron Funk inquired about two real estate transfers to the township that were in the newspaper (Road dedication).

Nelson Shirk – presented a copy of the 2016 yearend report for Fivepointville Fire Company.

Tom Martin – present representing Adamstown Library wanted to thank the board for their support.

A motion was made by Zerbe, seconded by Long to accept the January 3, 2017 & January 10, 2017 Board of Supervisors meeting minutes as presented. All in favor, motion approved.

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

At this time the Board reviewed the Roadmaster's report. In the roadmaster's report was a request of roads in which he wishes to have included in the Coop bidding process for the 2017 paving season. Also included is a request to put out for Bid the base repair and patching of two other roads (Bowmansville Rd between Malsnee & Twp Line & East Black Creek Rd between 625 and Laurel Road). Arthur stated that as everyone knows he doesn't care for oil and chip application. He also feels that S. Muddy Creek Road (which is included in the list of roads for rut-fill & single application sealcoat) should be considered for widening approx. 2 feet before doing any repair or paving work. He feels that the road gets used by a lot more truck traffic than it used to to places like the Acme Distribution Center. He also feels that even for snow removal it would be good to have it widened. Andy stated that if the road crew were to do the work it would need to be done when they have time. Zerbe feels we should consider getting a contractor to do the widening as they would do it and be in and out of there in 2 days. After some more discussion a motion was made by Long and seconded by Boyd to authorize the list provided by Andy Baum excluding S. Muddy Creek Road to be forwarded to the Co-Op to be included in the joint bidding process and to adopt resolution 2017-5 authorizing our participation. Motion approved by Long & Boyd, Zerbe voted no. Motion was made by Boyd and seconded by Long to authorize bids to be prepared for Bowmansville Rd between Malsnee & Twp Line & East Black Creek Rd between 625 and Laurel Road for multiple areas for base repair/patching. All in favor, motion approved.

At this time the board reviewed the items that needed action on Michael Reinert's Engineers report

At this time Mike discussed a waiver request from Maple Ridge North. The applicant had applied for and received zoning relief to allow installation of patios to the rear of the apartment units with conditions. One of the conditions was the installation of a privacy fence along Route 625. The applicant is requesting to eliminate the sidewalk along the entire front and side of unit 12 as shown on the approved plan since the privacy fence would impede anyone from using the sidewalk. It was also mentioned the sidewalk does not connect with any existing pathway or pedestrian access way, therefore would not serve a viable purpose. The Brecknock Township Planning Commission has approved the modification request at their January Planning Commission meeting. Motion was made by Long and seconded by Boyd to grant the modification request as presented. All in favor, motion approved.

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

PARK & RECREATION At this time a discussion took place regarding the most recent incident of a vehicle driving on the baseball fields at Brubaker Park. It was concluded that they felt that more lighting would allow for more security camera and with more lighting it may deter them from even trying to drive on the field. It was decided to ask the Park & Recreation board should take a look at and make a recommendation to the Board of Supervisors as soon as possible on where more lighting will may help with security and vandalism.

The Brubaker's have move out of the home located at Brubaker Park. Levi Hoover has prepared a list of items that will need board action. The list is prioritized with immediate needs and then other items down the road that will need consideration that the board should begin thinking about. Items that need immediate attention are the roof, heating system, electrical, security cameras. It's also been recommended that Levi Hoover be the point of contact regarding the items still left in the home to determine the possible values and where they should be disposed of or sold. Motion was made by Long and seconded by Boyd to authorize the immediate need to be taken care of as well as appointing Levi Hoover as the point of contact regarding the organization of the work that needs done as well as the items left in the house. All in favor, motion was approved.

OLD BUSINESS - Proposed rezoning. Chairman Long allowed public comments at this time. Jerry stated that the Brecknock Township Planning Commission made a recommendation to the Board of Supervisors and the next step would be to have the recommendation forwarded to the Lancaster County Planning Commission for their official review and comment prior to the Board of Supervisors holding a public hearing. Ron Funk handed out typed submission of questions/statements and asked that it be included with these meeting minutes.

Cindy Speace asked several questions/statements. Including would like to know some of these people are that their land will be part of this possible rezoning, concerned with possible personal gain of certain individuals; would like to know what type of research has been done; EDU'S; where are we going to get the resources; how many acres are we talking about.

Gene Martini asked what the debate is all about. Stated that most property owners that are being affected were at that Planning Commission meeting and asked their questions and none of them stated their opposition, he's confused as to what all this debate is about.

At this time Jerry Long gave some statistics regarding the Joint Comp plan and the #'s in the plan regarding the number of acres that will be needed in different zoning districts in the future seems unrealistic and explained why.

Jared Artus mentioned that it makes since to provide for places for people to work to create revenue or taxes will need to be raised.

Bill Cassidy mentioned that if rezoned the current uses set forth in the Zoning Ordinance would be the allowable uses in those districts.

Arthur Zerbe stated he talked to some of the people who are going to be affected by the possible rezoning no one expressed their opposition.

Jerry Long stated that with PPL also has two lots that have to keep for their green space that surrounds their property that is currently zoned AG. He recommends that we include those in the HC zoning also. He stated that if the proposed rezoning goes through it will make so many already business operating in this area conforming instead of non-conforming. The locals need addition businesses to sustain an income, farming isn't enough. He mentioned Nathan Brubaker's property

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who makes trusses (this parcel would only be rezoned 750' from the road the rest would remain AG), Sauder's Garage.

Tom Martin stated that you are going to force more traffic past his home, a traffic study should be done since there is already so many trucks going by his home (Bowmansville Road).

Levi Hoover stated that changing these property's zoning classification would not change the traffic, it's happening already. Doing a traffic study and that there is PennDot criteria that would need to be met in order to prevent trucks from using Bowmansville Road and the study would not support that.

Motion was made by Long and seconded by Boyd to forward the recommendation from the Brecknock Township Planning Commission to the Lancaster County Planning Commission for official review & comment, with the addition of all PPL properties to be rezoned to HC. With the addition of the PPL properties this will also be forwarded to the Brecknock Township Planning Commission again as well, then a possible public hearing at the April Board of Supervisors meeting. All in favor, motion approved.

Motion was made by Boyd and seconded by Long to accept the extension request from Sun Valley Campground for the Land Development review to May 9, 2017. All in favor, motion approved.

NEW BUSINESS

A motion was made by Boyd and seconded by Zerbe to approve the Real Estate Tax Duplicate for 2017. All in favor, motion approved.

A motion was made by Boyd and seconded by Zerbe to approve the Street Light Duplicate for 2017. All in favor, motion approved.

A motion was made by Boyd and seconded by Zerbe approving the appointment of Greg & Mary Evans to the Park & Recreation Board. All in favor, motion approved.

A motion was made by Boyd to appoint Garth Wise to the Brecknock Township Planning Commission hearing no second the motion dies.

At this time the board reviewed a zoning violation. Zoning officer recently spoke to the resident with the violation and he has asked for an extension to clean things up till March 31, 2017, the zoning officer is recommending granting the extension. A motion was made by Long and seconded by Zerbe to grant the requested extension to clean up. All in favor, motion approved.

Long delivered a message to the public from Rep. Mark Gillian. He stated that he is opposed to the proposed tax for municipalities who have state police coverage. He said each time you pump gas you are paying for state police. Rep Gillian stated that the money that is collected for the PSP should be given to them.

Being no further business, meeting was adjourned by a motion made by Zerbe and seconded by Long at 8.42 pm.

Respectfully Submitted,
Carol L. Martin
Secretary/Treasurer