

Brecknock Township
Board of Supervisors Meeting
June 12, 2018

The regular meeting of the Brecknock Township Board of Supervisors, Lancaster County that was scheduled for May 8, 2018 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 Jerry Long, Arthur Zerbe, David Leinbach, Mike Reinert & Carol Martin. (Elizabeth Magovern, Esq. wasn't present at roll call but joined us shortly after)

Community Open Session - No one wished to speak.

GUEST – Randy Martin of 1699 Dry Tavern Road was given the floor. Mr. Martin is requested a waiver of Land Development because of the limited scope of the project which is new pole building almost entirely located on existing impervious surface. The new building will be sufficiently placed with the proper yard setback lines. The total new impervious area totals 478 s.f. which is less than half of the minimum required size of the SWM small project. These minor modifications exempt the project from any storm water requirements.

At this time a public hearing was held for two proposed ordinance amending zoning text. The ordinances were advertised and the building was publically posted as well. Liz Magovern read key points from the proposed ordinances. The first ordinance the Board of Supervisors are considering would revise Chapter 110 Zoning....this amendment would amend Supplementary District Regulations, Accessory Building, Structures and uses, by increasing the maximum height (28 ft.) of certain accessory structures in the AG, AG-2 and the FR Zoning Districts. The second is "Performance Regulations, Section 40 Entitled Family Farm Support Business, Subsection C Entitled Conditions Numbers 4 and 5.

Cindy Speace asked to have some section re-read out loud again. Jerry stated that the Brecknock Township Planning Commission recommended the adoption of both proposed amendments. He also mentioned that Lancaster County Planning Commission felt that the first amendment regarding the maximum height was consistent with the Comprehensive plan do to the fact that this encourages property owners to build vertically instead of horizontally thus preserving more land. Mel Boyd asked what has happened that this change is being proposed. It was stated that there have been numerous requests before the Zoning Hearing Board for the increased height. Motion was made by Long and seconded by Zerbe to adopt Ordinance 216-2018 amending Supplementary District Regulations Section 27 entitled "Accessory Buildings, Structures and uses to amend subsection 110-27.G (4) to increase the maximum height of certain accessory structures in the AG, AG-2 and FR Zoning Districts to 28 Feet. All in favor, motion was approved.

Cindy Speace asked to have some of the information re-read regarding the second proposal. There was a recommendation from the Lancaster County Planning Commission to clarify #4 in the ordinance to read: "No more than eight (8) persons either related or non-related, shall be employed in such family farm support business". Otherwise the Lancaster County Planning Commission recommended approval of the seconded amendment as well. Motion was made by Long and seconded by Zerbe to adopt Ordinance 217-2018 with the change to #4 as recommended by the LCPC. All in favor, motion was approved,

Arthur asked to have Bob Wenger's name added to the "Guests" that were here at last months meeting with Wanda Swarr. A motion to accept the May 8, 2018 Board of Supervisors minutes was made by Zerbe and seconded by Leinbach. All in favor, motion was approved.

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

REPORTS

Dave asked Andy if he has a recommendation about how to dispose of the 1992 Truck that it was decided not to repair the truck. Andy said he felt advertising to accept sealed bids would be the best way to do it.

Items Requiring Board action/approval

1. **Millstone Village Phase 1 & 2** – Issued financial security recommendation letter dated May 16, 2018 to reestablish the security in the amount of \$105,355.00.
2. **Allen Hoover SWM** – Issued financial security recommendation letter dated June 6, 2018 in the amount of \$1,045.00. Received memorandum of understanding for action by the Board.
3. **Scott Ravert SWM** – Issued financial security release recommendation letter dated June 7, 2018 in the amount of \$1,396.00.
4. **John R. Zimmerman Land Development (Silver Hill Road)** – Issued financial security release recommendation dated May 18, 2018 in the amount of \$33,627.13 based on the approval of the agreement with the applicant last month.

A motion was made by Long and seconded by Zerbe to accept and approve all of the recommendations noted by the Township Engineer. All in favor, motion approved.

ZONING OFFICER

There is a residence located on Spruce Street which is need of the yard mowed and junk removed. The property is currently in bankruptcies/foreclosure. These situations take some time to be under the control of the bank and there is concern of how bad the property will get before then. Motion was made by Long and seconded by Zerbe to send one more certified letter to see what response we get before entering the property and mowing the grass, if not response cut the grass and attempt to collect the costs from mowing. All in favor, motion approved.

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

PARK & RECREATION

The Board review briefly the survey the Park & recreation Committee drafted. The board stated it was a good start. The Board members would like an opportunity to include additional questions before it is distributed.

A proposal was received by Schillaci Architects Ltd. to provide/draft plans that would bring the farm house into code compliance for Assembly Occupancy at an estimated cost of \$2,750.00. A motion was made by Long and seconded by Leinbach to authorize Schillaci Architects, Ltd. to proceed with the scope of work in their proposal of June 8, 2018. All in favor, motion approved.

A revised roof estimate was provided by Martin's Roofing & Exteriors, LLC for the summer kitchen to include a roof on the porch as discussed last month. Estimates were requested from another contractor and they did not respond with an estimate. Motion was made by Leinbach and seconded by Zerbe to approve the estimate from Martin's Roofing & Exteriors LLC in the amount of \$ 19,035. All in favor, motion approve.

The windows have been replaced in the Farm House, however 4 windows where missed inadvertently in the original estimate. The estimate from Ronafa Windows & Doors for 4 additional

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windows (3 attic and 1 in the summer kitchen) at the cost of \$3,484.00 is being requested. Motion was made by Leinbach and seconded by Zerbe to approve the additional window cost of \$3,484.00. All in favor, motion was approved.

OLD BUSINESS

As previously discussed in a Board of Supervisors meeting a proposal was obtained from Ebert Engineering for the Act 537 special study area. This would bring the Act 537 Plan consistent with the Comprehensive Plan, Future Growth Map as well as to include the areas that were recently rezoned Highway Commercial. If the township were to proceed with the study DEP needs to approved the scope before anything can begin and when approved the study would be eligible for 50% reimbursement by the state. Motion was made by Long and seconded by Zerbe to proceed with the process as presented in the proposal of Ebert Engineering dated June 1, 2018. All in favor, motion was approved.

NEW BUSINESS

At this time the Board went into Executive Session to discuss a personnel matter at 8:19 p.m.

Board reconvened at 8:29 pm.

Motion was made by Leinbach and seconded by Zerbe to continue Harold Nolts employment at the rate of \$22.00 per hour effective June 18th. All in favor, motion was approved.

A motion was made by Zerbe and seconded by Leinbach to adjourn at 8:32 pm. All in favor, motion approved.

Respectfully Submitted,
Carol L. Martin
Admin/Secretary/Treasurer