

Brecknock Township
Board of Supervisors Meeting
December 11, 2018

The regular meeting of the Brecknock Township Board of Supervisors, Lancaster County that was scheduled for December 11, 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, David Leinbach, Arthur Zerbe, Michael Reinert, Liz Magovern, Esq., & Carol Martin.

Community Open Session

Garry Woods – asked what can be done with the property located at the corner of Andrews Way and Rt 625. Lots of tires, junk vehicles, campers, etc. He asked if in its current state if it fits the zoning ordinance definition of a junkyard. Also asked about all the trailers sitting a lot the sides.

Jared Artus – Stated that on December 22 around 3 pm the fire truck will going around Fivepointville with Santa. Also Fivepointville Fire Company will be having a Pork and Sauerkraut dinner on New Year’s Day 11 am till sold old.

GUEST – Maple Ridge Developer

Dave King was present to discuss dedication. A resolution is before the Board of Supervisors for adoption which allows for a modification to the approved landscaping plan for the development. Motion was made by Zerbe and seconded Leinbach to accept Resolution 2018-7 amending the approved final land development plan for the Maple Ridge Subdivision as to certain proposed street trees allowing for the elimination 34 shade trees. All in favor, motion was approved.

Motion was made by Long and seconded by Zerbe to approve an escrow release in the amount of \$97,661.03 holding \$5,987.99 for improvements yet not completed. All in favor, motion was approved.

Motion was made by Long and seconded by Leinbach to accept the improvements maintenance agreement for street dedication in the amount of \$70,032.41 adopting Resolution 2018-08 Harvest Drive, Resolution 2018-09 portion of Horning Road, 2018-10 Perry Drive. All in favor, motion was approved.

Public Hearing

At this time a public hearing was held for “AN ORDINANCE OF BRECKNOCK TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, REVISING AND AMENDING CHAPTER 110 ENTITLED “ZONING” OF THE BRECKNOCK TOWNSHIP CODE OF ORDINANCES, KNOWN AS THE BRECKNOCK TOWNSHIP ZONING ORDINANCE OF 1993, BY AMENDING ARTICLE V ENTITLED “DISTRICT REGULATIONS” TO

Board of Supervisors

Page 2 of 5

December 11, 2018

REVISE THE USE REGULATIONS IN THE HIGHWAY COMMERCIAL (HC), LIGHT INDUSTRIAL (LI), AND NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS, AND BY AMENDING ARTICLES II AND VII ENTITLED “DEFINITIONS” AND “PERFORMANCE REGULATIONS,” TO ADD MEDICAL MARIJUANA-RELATED DEFINITIONS AND ESTABLISHING REGULATIONS FOR MEDICAL MARIJUANA DISPENSARIES AND GROWER/PROCESSOR FACILITIES”.

In late 2017 the township rezoned several lots from AG to HC and a few lots from RL to LI. This was done due to concerns that the existing Commercial zoning being close to being entirely built out. At the recommendation of the Lancaster County Planning Commission after this rezoning the township took a look at the text and current permitted uses in the HC, LI and NC Districts. The Brecknock Township Planning Commission took a year to work with the Zoning Officer to revise the text. In the revision was language added for regulations to address the medical marijuana dispensaries and growing/processing facilities. By law the township must make provisions for these facilities. Lancaster County Planning Commission commended the township for its active role in this.

Ron Funk stated that he lives right next to the NC District and wanted to know what specific changes were made to that district.

A motion was made by Long and seconded by Zerbe to adopt Ordinance 218-2018 and ordinance titled AN ORDINANCE OF BRECKNOCK TOWNSHIP, LANCASTER COUNTY, PENNSYLVANIA, REVISING AND AMENDING CHAPTER 110 ENTITLED “ZONING” OF THE BRECKNOCK TOWNSHIP CODE OF ORDINANCES, KNOWN AS THE BRECKNOCK TOWNSHIP ZONING ORDINANCE OF 1993, BY AMENDING ARTICLE V ENTITLED “DISTRICT REGULATIONS” TO REVISE THE USE REGULATIONS IN THE HIGHWAY COMMERCIAL (HC), LIGHT INDUSTRIAL (LI), AND NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICTS, AND BY AMENDING ARTICLES II AND VII ENTITLED “DEFINITIONS” AND “PERFORMANCE REGULATIONS,” TO ADD MEDICAL MARIJUANA-RELATED DEFINITIONS AND ESTABLISHING REGULATIONS FOR MEDICAL MARIJUANA DISPENSARIES AND GROWER/PROCESSOR FACILITIES”. All in favor, motion approved.

A motion was made by Zerbe and seconded by Leinbach to approve the minutes of October 09, 2018 as presented. All in favor, motion was approved.

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

REPORTS

Roadmaster Report – no addition to the report.

Engineer’s report

Items Requiring Board action/approval

The following items within the engineering report require Board action/approval this month:

December 11, 2018

1. **Robert Landis SWM** – Issued financial security release recommendation letter dated November 12, 2018 in the amount of \$850.00.
2. **Ammon & Jane Burkholder SWM** – Received stormwater management agreement and issued financial security recommendation letter dated November 12, 2018 in the amount of \$3,300.00.
3. **Dean & Dawn Martin SWM** – Received stormwater management agreement and issued financial security recommendation letter dated November 12, 2018 in the amount of \$3,146.00.
4. **Dominic Bernaudo SWM** – Received memorandum of understanding and stormwater management agreement. Issued financial security recommendation letter dated December 3, 2018 in the amount of \$2,200.00.
5. **Maple Ridge** – Issued financial security release recommendation dated December 4, 2018 in the amount of \$97,661.03.
6. **Marlin Hoover SWM** – Issued financial security release recommendation dated December 4, 2018 in the amount of \$3,668.50.
7. **Maple Grove Automotive, Andrews Way lot #6 Land Development** – Issued financial security release recommendation dated November 20, 2018 in the amount of \$3,536.00.
8. **Michael Ringler SWM** – Issued financial security release recommendation letter dated December 3, 2018 in the amount of \$2,700.00.
9. **Maple Ridge North Apartments Land Development** – Received memorandum of understanding from the applicant.
10. **Robert Homan SWM** – Issued financial security release recommendation letter dated November 30, 2018 in the amount of \$5,454.54.
11. **Javan Horst SWM** – Issued financial security release recommendation letter dated November 30, 2018 in the amount of \$300.00.
12. **Jason Ringler SWM** – Issued financial security release recommendation letter dated November 30, 2018 in the amount of \$360.00.
13. **Sun Valley Campground LD** – Received a letter from applicant requesting a formal withdrawal of the land development plan.
14. **Randall Martin Builders** – Received a memorandum of understanding for 318 Staver Road.
15. **Dale Good** – Received a Storm Water Management Agreement and a memorandum of understanding

A motion was made by Long and seconded by Zerbe to accept and approve all of the recommendations noted by the Township Engineer omitting #5 which was taken care of in the meeting previously. All in favor, motion approved.

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

PARK & RECREATION – none

OLD BUSINESS

Chairman Long stated that the proposed budget was advertised for action by the Board this evening. Projects a 4% increase in revenue over 2018 Budget

- Includes an average increase of \$5.00 per homeowner on the spring property bill.
 - The Township provides a service to the community with full time staff to manage the administrative duties of the township, and a full-time road crew to maintain the parks and roads for safe driving through all seasons. These costs continue to rise, and additional roads are being added to the townships from new developments.
- On the expenses side, the supervisors chose to fully fund the Roadmaster's budget request with almost \$900,000 for the Road Crew, stormwater, and road related projects.
- Includes a 3.5% increase over 2018 in donations to community organizations.
- Includes a 3% Cost of Living increase for the Township staff for the second half of 2019.
- Projects a balanced budget with expenses not to exceed revenue.

Ron Funk had several questions regarding the proposed budget. Mel Boyd asked the Board to reconsider the amount of money given to the Adamstown Library in 2019. Arthur Zerbe commented that he has always felt that the township should be contributing to the Eastern Lancaster County Library which is within our own school district but since the State Library system has assigned Adamstown to the township we have no choice. Motion was made by Long and seconded by Zerbe to accept the Proposed 2019 budget as advertised and adopt resolution 2018-11 fixing the tax rate levied on all real property within the township for the calendar year 2019 at 0.2563 mills. All in favor, motion approved.

NEW BUSINESS

Motion was made by Leinbach and seconded by Zerbe to approve the license to operate a salvage/junk yard to Robert Weinholt for the period November 1, 2018 to November 1, 2019. All in favor, motion approved.

The Brecknock Township Planning Commission has reviewed and recommended that the board consider rezoning 23 tracts of land at the corner of Olde School Land and Reading Rd. There are a few parcels that extent over to W. Maple Grove Road as well. This recommendation would be consistent with our adopted future land use map. The property owners that would be effected were notified and invited to the Planning Commission meeting held on November 26, 2018. Two residence attended and the Planning Commission received

Board of Supervisors

Page 5 of 5

December 11, 2018

favorable feedback. A motion was made by Long and seconded by Leinbach to forward to the Lancaster County Planning Commission for their comments and to advertise prior to holding a public hearing for the Boards consideration at a later meeting. All in favor, motion was approved.

The board received a letter from the Students at Pathways which is held in the farm house at Brubaker Park. They are requesting permission to hold a Heritage Day to educate the local community about early American life as it was in the founding days of the Brubaker House. They are requested to hold it on May 18, 2019. Motion was made by Zerbe and seconded by Leinbach to grant Pathways permission to hold Heritage Days on May 18, 2019 as requested. All in favor, motion approved.

Motion was made by Zerbe and seconded by Leinbach to adopt resolution 2018-12 a resolution approving the disposition of certain records. All in favor, motion approved.

A motion was made by Leinbach and seconded by Zerbe to adjourn the meeting at 8:38 pm. All in favor, motion approved.

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