

Brecknock Township  
Board of Supervisors Meeting  
April 9, 2019

The regular meeting of the Brecknock Township Board of Supervisors, Lancaster County that was scheduled for April 9, 2019 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 David Leinbach, Arthur Zerbe & Jerry Long.

Mr. Reinert noted himself as present as Township Engineer and Elizabeth Magovern was present as Township Solicitor.

#### Community Open Session

Jared Artus Deputy Chief of Fivepointville Fire Company noted that there will be a radio change requirement by December 2020 to utilize pagers. He will keep the Board apprised of the cost and requirements for this change.

Bill Zimnoch from Horizon Drive noted that he is having stormwater runoff issues. He was informed to submit a formal complaint to the Township for follow-up.

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

Elizabeth Magovern opened the public hearing for the proposed zoning text amendment pertaining to revision of lot area and density regulations for apartments and townhouses in the Residential Medium zoning district. The revision also included performance regulations for both residential uses in a later section of the ordinance. Jerry Long provided additional feedback related to the County and Township Planning Commission recommendations. After no further discussion or questions, the hearing was closed. A motion to adopt Ordinance 2019-221 was made by Long and seconded by Leinbach. All in favor, motion approved.

At this time, Ron Hershey, PLS, Hershey Surveying was present to discuss the proposed lot add-on plan for 1341 Hilltop Road. Mr. Hershey provided a brief explanation of the project and the reason for adding more land to the Blakely property to address some minor encroachment issues on the two adjacent parcels on either side of them. Mr. Hershey reviewed the Technicon review letter dated March 8, 2019 and noted he is requesting two waivers as outlined in the Planning Commission's recommendation letter of March 26, 2019. A motion was made by Long and seconded by Zerbe to approve the two waivers and grant conditional final plan approval as recommended by the Planning Commission in their letter of March 26, 2019. All in favor, motion approved.

Mr. Hershey was also present to ask the Board for action on the stormwater management agreement and financial security recommendation letter dated April 4, 2019 in the amount of \$4,950.00 for the Robert & Deborah Books stormwater project at 488 Yellow Hill Road. A motion was made by Zerbe and seconded by Leinbach to approve the stormwater agreement and financial security as recommended by the Engineer. All in favor, motion approved.

At this time, Todd Shoaf, RLA, Pioneer Management LLC was present on behalf of Aaron Hoover also present to discuss his proposed land development located off of Reading Road. The proposal is for the construction of several commercial structures on the landlocked parcel located at 1529 Reading Road. Aaron Hoover is the owner of an excavation business and they are planning to relocate their business to this property where they also reside in an existing dwelling. Mr. Shoaf acknowledged the Technicon review letter of March 22, 2019 and they plan on complying with all comments except where several

April 9, 2019

waivers are required, primarily for stormwater and the access driveway requirements. The Planning Commission reviewed the plan and recommended approval of several waivers, approval of one waiver with conditions for use of a holding tank, and conditional plan approval as outlined in their recommendation letter dated March 26, 2019. A motion was made by Long and seconded by Zerbe to approve the waivers as recommended by the Planning Commission in their letter of March 26, 2019. All in favor, motion approved. A motion was made by Long and seconded by Leinbach to grant conditional preliminary/final plan approval as recommended by the Planning Commission in their letter of March 26, 2019. All in favor, motion approved.

The minutes of the March 12, 2019 Board of Supervisors meeting were not available for review in the packets. A motion on the minutes was tabled until the May meeting.

A motion was made by Zerbe and seconded by Leinbach to approve the bills as presented. \$97,290.45. All in favor, motion was approved.

Roadmasters Report – Andy Baum was absent. The Board discussed the Roadmaster's report. Art Zerbe noted he met with the LCCD and the easement agreement for the stream project is ok for signature. Discussion ensued about the bridge/pipe crossing near Sauder's garage and the possible remedies for its repair. Levi Hoover will visit the site in the morning to evaluate the issue. One lane of roadway is currently closed to traffic.

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. **Justin & Tanya Gehman SWM** – Issued financial security release recommendation dated March 25, 2019 in the amount of \$2,000.00.
2. **Dean & Dawn Martin SWM** – Issued financial security release recommendation dated March 25, 2019 in the amount of \$2,860.00.
3. **RJS Investments Land Development** – Issued financial security recommendation in letter dated March 14, 2019 in the amount of \$125,702.45.
4. **Philip Snader SWM** – Issued financial security release recommendation dated April 4, 2019 in the amount of \$7,728.00.
5. **Meadows Phase 2 Subdivision** – Issued financial security release recommendation dated April 9, 2019 in the amount of \$148,733.12.
6. **Horst's Outdoor Power Equipment Land Development** – Issued financial security release recommendation dated April 3, 2019 in the amount of \$6,700.00.
7. **Daryl Nolt SWM** – Received memorandum of understanding..

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

Levi Hoover had nothing to report for the Zoning Officer.

Elizabeth Magovern had nothing to report for the Solicitor's report.

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.

Board of Supervisors

Page 3 of 3

April 9, 2019

**PARK & RECREATION** The Board reviewed the meeting minutes. A motion was made by Zerbe and seconded by Leinbach to approve the purchase of mulch for the playground in the amount of \$2,304.90. All in favor, motion approved. A brief discussion was held about the recreational survey and due to its age, an updated version should be provided for completion by the residents.

### **OLD BUSINESS**

Jerry Long mentioned that a meeting was held with Fred Ebert to discuss the update to the Act 537 special study. Mr. Long suggested another meeting should be held soon to continue the conversation of the calculation of the sewage flows in the areas being analyzed and whether they are properly being determined. Mike McHenry was present from the Authority Board and noted that there is a specific procedure and assumption criteria that must be followed in preparation of 537 plans in order to be approved by the PADEP. After additional discussion, Mr. Long stated he would reach out to Mr. Ebert to schedule another meeting to continue the conversation and update of the study.

Mike Reinert noted that the COG bids were awarded for the various projects last week. Each Township must award their own specific projects based on the quantities they submitted. A motion was made by Long, seconded by Zerbe to award the Ultra-Thin Bonded Wearing Course to Asphalt Maintenance Solutions at a unit cost of \$6.34/SY, single application sealcoat to Martin Paving at a unit cost of \$1.185/SY, and single & double yellow and single white line painting to A-1 Traffic Control at a unit cost of \$0.092/LF for double yellow & \$0.045/LF for single yellow/white for the quantities submitted to the COG. All in favor, motion approved.

### **NEW BUSINESS**

Jerry Long noted that the Sewer Authority is having issues with I&I in the sewer plant and is recommending adoption of a sewer lateral ordinance. Mr. Long suggested that the Planning Commission review the proposal at their next meeting in April then have the Authority attend the May meeting to discuss it further before the Board considers it for action. A motion was made by Long, seconded by Zerbe to forward the proposed ordinance to the Planning Commission. All in favor, motion approved.

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

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