

EAST COCALICO TOWNSHIP BOARD OF SUPERVISORS MEETING AGENDA

HELD AT THE STEVENS FIRE COMPANY, 91 STEVENS RD, STEVENS, PA 17578

THURSDAY, MARCH 7, 2019 AT 7:00 P.M.

- 1. CALL TO ORDER AND THE PLEDGE OF ALLEGIANCE**
- 2. HEARING: ENABLING ORDINANCE (INTERMUNICIPAL AGREEMENT)**
- 3. PAST MEETING MINUTES APPROVAL:**
 - a) THURSDAY, FEBRUARY 21, 2019 BOARD OF SUPERVISOR MINUTES
- 4. DEPARTMENT REPORTS**
 - a) POLICE DEPARTMENT REPORT
 - b) ZONING OFFICER
 - c) ROAD MASTER REPORT
- 5. TREASURERS REPORT**
 - a) AUTHORIZE LIST OF BILLS
- 6. ACTION ITEMS**
 - a) ORDINANCE 2019-01: GRAYBILL/ZIMMERMAN REZONING
 - b) ORDINANCE 2019-02: ENABLING ORDINANCE
 - a) LAND PLANNING ENGINEER:
 - HEATHERWOODS PHASE 4-5: WAIVER/MODIFICATIONS, CONDITIONAL APPROVAL
 - MEMBERS 1ST: WAIVER/MODIFICATIONS
 - DVGRR TIF WAIVER REQUEST FORM

7. OLD BUSINESS CONTINUED DISCUSSIONS

- a) MS4 CONTINUED DISCUSSION
- b) FIRE AND EMS (STANDING DISCUSSION)

8. NEW BUSINESS FOR DISCUSSION

- a) REAMSTOWN COMMUNITY POOL: 2019 RATES
- b) BECKER ENGINEERING PROPOSAL: COST ESTIMATE FOR 206 NORTH REAMSTOWN ROAD CULVERT IMPROVEMENT PROJECT
- c) REAMSTOWN FIRE COMPANY – TOLL ROAD REQUEST

9. MANAGERS REPORT

10. PUBLIC COMMENT

- a) PUBLIC COMMENT FOR NON-AGENDA ITEMS ONLY
- b) SIGN IN BEFORE MAKING PUBLIC COMMENT
- c) STATE NAME AND STREET ADDRESS IN EAST COCALICO TWP.

11. ANNOUNCEMENTS:

- a)

12. EXECUTIVE SESSION: FOR PERSONNEL REASONS

13. ADJORNMENT

**BOARD OF SUPERVISORS MEETING
THURSDAY, MARCH 7, 2019**

The advertised meeting of the East Cocalico Township Board of Supervisors was called to order on Thursday, March 7, 2019 at 7:00 p.m., held at the Stevens Fire Company, 91 Stevens, Road, Stevens, PA 17578.

ATTENDANCE:

- Supervisors:** Chairman Alan R. Fry, Vice Chairman Romao “RC” Carrasco, and Secretary Douglas B. Mackley
- Employees:** Township Manager H. Scott Russell, Police Chief Keppley, Officer Kreisher, Jr.; Officer Walsh; Zoning Officer Tony Luongo, Road Master Chris Flory, and MS4 Technician Ken McCrea
- Solicitor:** Thomas L. Goodman
- Engineer:** Brent Lied and Casey Kerschner of Becker Engineering
- Reporters:** Alice Hummer of the Ephrata Review
- Visitors:*** Chad Weaver, Leonard Hilton, Sharon Hilton, Rick Castranio, Roy Zimmerman, Brian Wise, Dr. Dorf, Wanda Hertzog-Grant, Steve Graybill, Stef Fassnacht, Justin Birchard, Harvey Achey, Suzie Mackley, Jason Oberholtzer, Steve Brubaker, Anthony Schimaneck, Monica Craig-Fry, and Chanse Firestone

*Only visitors who signed in are listed.

Chairman Fry asked everyone in attendance to rise and pledge allegiance to the Flag. • A video recording of this meeting will be placed on YouTube. • Chairman Fry opened the Zoning Ordinance Amendment Hearing.

HEARING: ENABLING ORDINANCE (INTERMUNICIPAL AGREEMENT): Mr. Goodman, Township Solicitor highlighted the ordinance/agreement: That East Cocalico Township will enter into an agreement with Adamstown Borough, Denver Borough, and West Cocalico Township Authority in an event of an emergency to assign staff and/or material to the Municipality requesting the same. That this is not an obligation of the Municipality. No questions or comments were received.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Romao, to close the Hearing. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

APPROVAL OF PAST MINUTES:

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to approve the Thursday, February 21, 2019 Board of Supervisors meeting minutes. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

DEPARTMENT REPORTS:

POLICE DEPARTMENT REPORT: Chief Keppley highlighted the Police Department Report. Chief Keppley noted an error in the newspaper reflecting the calculation for East Cocalico Township; a correction was posted on-line and a correction will be placed in the newspapers tomorrow.

ZONING OFFICERS REPORT: Mr. Luongo noted the Zoning Officer’s report will be given at the second Supervisors Meeting of the month.

ROAD MATER REPORT: Mr. Flory highlighted the February 2019 report. Discussed the hiring of a new Road Crew staff. Discussions were held on the salt costs.

TREASURER’S REPORT: AUTHORIZE LIST OF BILLS

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve the March 7, 2019 list of bills: General Fund \$124,719.30. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

ACTION ITEMS:

ORDINANCE 2019-01: GRAYBILL/ZIMMERMAN REZONING: Mr. Russell noted the Graybill/Zimmerman hearing was closed at the last meeting and Ordinance is before the Supervisors for action. There were no comments or questions.

**BOARD OF SUPERVISORS MEETING
THURSDAY, MARCH 7, 2019**

ACTION ITEMS: (CONTINUED)

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to adopt Ordinance 2019-01 for the Graybill/Zimmerman Rezoning. Chairman Fry asked if there were any comments or questions. Wanda Hertzog-Grant asked if the Supervisors received the letter from Gibbel, Kraybill and Hess; the Supervisors answered yes. Chairman Fry asked if there were any other comments or questions. There were none. Motion carried. (3/0)

ORDINANCE 2019-02: ENABLING ORDINANCE: Mr. Russell indicated the hearing was held tonight at the start of the meeting; noting that Adamstown Borough, Denver Borough, and West Cocalico Authority have or will be adopting their enabling ordinance and executed the agreement.

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to adopt Ordinance 2019-02 for the intermunicipal enabling ordinance. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

LAND PLANNING ENGINEER: Mr. Lied noted that representatives for the Heatherwoods Plan may be present for tonight's meeting, and therefore adjusted the agenda order.

MEMBERS 1ST - WAIVER/MODIFICATIONS: Rick Castranio was present. Mr. Lied highlighted the status of the plan and outside agency reviews. Mr. Lied indicated that the plan and NPDES permit are currently under review by the Lancaster County Conservation District (LCCD), and the water and sanitary sewer is under review by ECTA/CDM-Smith. Mr. Lied noted that as a result of the pending reviews consideration of conditional approval would be addressed at a future meeting. Mr. Lied explained the objective tonight was to address the pending waiver/modifications and deferrals, the applicant/applicant's consultant can proceed with certainty relative to those aspects. Mr. Lied reviewed the various pending waiver/modifications and deferrals as recommended by the Planning Commission with the following motions resulting:

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve waiver/modification of §194-7.C.(3) to obtain relief from the requirement to submit a separate preliminary plan and authorize the review of combined submission meeting the requirements of both Preliminary and Final Plan. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Carrasco made a motion, seconded by Chairman Fry, to approve waiver/modification of §194-14.C.(4) to obtain relief from locating and depicting all existing features located within 200 feet of the subject property, conditioned upon the applicant and applicant's consultant documenting any additional information deemed necessary to evaluate the plan and associated approvals. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to approve waiver/modification of §194-25.L.(5) to obtain authorization to provide a 75' clear sight triangle at the existing access drive intersection with Denver Road, in lieu of a 100' clear sight triangle. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve waiver/modification of §194-28.D.(3) to obtain authorization to install an access drive within 100' of any other access drive located upon the same lot. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to approve waiver/modification of §194-30.R to obtain authorization to provide a 12' x 40' back in style oversized parking space as shown on the plan, in-lieu-of a 12' by 70' drive thru oversized parking space. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Vice Chairman Carrasco, to approve a deferral of requirements of §194-32.A related to the installation of sidewalk along the remaining portion of the Route 272 frontage in the proximity to the existing Turnpike bridge and associated guiderail, conditioned upon notation acceptable to the Township being placed on the plans documenting the deferral. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to approve waiver/modification of §194-33.E.(1) to obtain relief from the requirement to provide vertical curb depth of 22" and authorize the use of 18" vertical curb. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**BOARD OF SUPERVISORS MEETING
THURSDAY, MARCH 7, 2019**

LAND PLANNING ENGINEER: MEMBERS 1st (CONTINUED)

DVGRR TIF WAIVER REQUEST FORM: No one was present for this plan. Mr. Lied noted that the applicant's contractor has indicated to the Township/Becker that the proposed Phase 2 expansion will be constructed consistent with the information shown on the prior approved and recorded Land Development Plan. Mr. Lied indicated that the applicant has completed the Phase 1 expansion and did previously pay the Transportation Impact Fee associated with Phase 1. The Township received the requested Phase 2 architectural floor plans on March 5, 2019. Mr. Lied and Mr. Russel explained that the applicant (DVGRR) is requesting relief of the \$2,843.00 Transportation Impact Fee (TIF) related to the Phase 2 DVGRR building expansion. Mr. Russell provided additional background information. The Board of Supervisors indicated that they prefer to give the matter further consideration, and therefore did not make any related motions.

HEATHERWOODS PHASE 4-5: WAIVER/MODIFICATIONS, CONDITIONAL APPROVAL: No one was present for this plan. Mr. Lied highlighted the plan status. Discussions continued resulting in the following motions:

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve a waiver/modification of §5.558 of the Subdivision and Land Development Ordinance related to the required driveway separation of 40' from the intersection of a minor street cartway as it relates to proposed Lot 46, conditioned upon the final location of the driveway being deemed acceptable to the Township Manager/Transportation Engineer. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Chairman Fry made a motion, seconded by Secretary Mackley, to approve a waiver/modification of the requirements of §194-25.K.(12)(c) of the Subdivision and Land Development Ordinance related to utility backfill requirements within the legal right-of-way of streets, conditioned upon the backfill placement meeting the same criteria outlined as part of the identical waiver/modification approval for the Phase 3 Final Plan and as noted on the plans. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Vice Chairman Carrasco made a motion, seconded by Chairman Fry, to approve a waiver/modification of the requirements of §5.2193 of the Subdivision and Land Development Ordinance related to sight distance requirements at intersections to authorize the applicant to utilize current PennDOT standards to evaluate required sight distances based on PennDOT's safe stopping distance requirements to the satisfaction of the Township Manager/Transportation Engineer. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to grant conditional approval of the Heatherwoods Phases 4 and 5 Final Plan based on the applicant resolving all items as outlined in the March 6, 2019 Becker Engineering review letter to the satisfaction of the Township, Township Solicitor and Township Engineer. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

OLD BUSINESS CONTINUED DISCUSSIONS:

MS4 CONTINUED DISCUSSION: Mr. Russell stated MS4 meetings are being held, discussed the grant funds and the MS4 costs for the next five years, and the budgeted forecast, inspection set ups.

FIRE AND EMS (STANDING DISCUSSION): Mr. Russell highlighted, stating at the next meeting Mr. Scott Achey will discuss and review the professional services elsewhere in the County that may be applicable for the Township fire companies.

NEW BUSINESS FOR DISCUSSION:

REAMSTOWN COMMUNITY POOL - 2019 RATES: Proposing the pool rates to be unchanged from 2018.

MOTION: Secretary Mackley made a motion, seconded by Vice Chairman Carrasco, to approve the 2019 Reamstown Pool rates to stay the same as 2018 rates. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

BECKER ENGINEERING PROPOSAL – COST ESTIMATE FOR 206 N. REAMSTOWN RD. CULVERT IMPROVEMENT PROJECT: Mr. Russell discussed noting that this is the culvert pipe under N. Reamstown Rd. that was clogged over the winter. Mr. Russell highlighted the proposal noting that the work will be done by the Road Crew.

MOTION: Secretary Mackley made a motion, seconded by Chairman Fry, to approve the Becker Engineering proposal dated February 28, 2019 for the culvert improvement project located at 206 N. Reamstown Rd. for an estimated cost of \$10,440.00. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

**BOARD OF SUPERVISORS MEETING
THURSDAY, MARCH 7, 2019**

NEW BUSINESS FOR DISCUSSION: *(CONTINUED)*

REAMSTOWN FIRE COMPANY – TOLL ROAD REQUEST: Mr. Russell read aloud the Reamstown Fire Company’s February 19th letter request for a toll road: the Reamstown Fire Company requests to conduct a donation collection point (toll road) at the intersection of Reamstown Road and Church Street on Friday, April 19, 2019. The donation collection point will operate from 7am until 6pm, and staffed by the Reamstown Fire Company members.

MOTION: Vice Chairman Carrasco made a motion, seconded by Secretary Mackley, to approve the Reamstown Fire Company toll road request at the intersection of Reamstown Road and Church Street on Friday, April 19, 2019. Chairman Fry asked if there were any comments or questions. There were none. Motion carried. (3/0)

MANAGERS REPORT: Mr. Russell highlighted his March 7, 2019 report: (1) Stoney Pointe meetings are held regularly and a donation was made towards the project, (2) LERTA brief discussion, (3) the culvert under Rt. 897 had collapsed, (4) UGI Community Volunteers, (5) opportunity for a cleanup crew to work along the corridor of Colonel Howard Blvd to be provided by the Wernersville Correctional Facility.

PUBLIC COMMENT (NON-AGENDA ITEMS): Nothing to report.

ANNOUNCEMENT: Nothing to report.

EXECUTIVE SESSION: Chairman Fry stated at the last Supervisors meeting and Executive Session was held for discussions of personnel matters with no decisions made; and the Supervisors will be going into Executive Session tonight for personnel matters.

MOTION: Secretary Mackley made a motion seconded by Vice Chairman Carrasco to adjourn this meeting at 7:47 p.m. and go into Executive Session. Chairman Fry asked if there were any questions. There were none. Motion carried. (3/0)

Chairman Fry reconvened the regular meeting back to order at 8:19 p.m.; two decisions were made.

MOTION: Secretary Mackley made a motion seconded by Chairman Fry, to terminate the appointment of PA Certified Inspectors (PCI), Ralph “Skip” Cross as the Building Code Official for East Cocalico Township, and ask that PCI complete all current and open building permits as of March 7, 2019. Vice Chairman Carrasco nay. Chairman Fry asked if there were any questions. There were none. Motion carried. (2/1)

MOTION: Chairman Fry made a motion seconded by Secretary Mackley, to appoint Commonwealth Code Inspection Services, Inc. of Manheim Borough as the interim code administrator for the remainder of 2019; and to further evaluate Commonwealth Code Inspection Services for East Cocalico Township. Chairman Fry asked if there were any questions. There were none. Motion carried. (3/0)

ADJOURN:

MOTION: There being no further business to come before the Board, Secretary Mackley made a motion seconded by Vice Chairman Carrasco to adjourn the meeting at 8:21 p.m. Chairman Fry asked if there were any questions. There were none. Motion carried. (3/0)

Respectfully submitted,

Douglas B. Mackley
Board of Supervisor Secretary

VIEW THIS MEETING IN ITS ENTIRETY BY VISITING YOUTUBE.
PLEASE CLICK THE LINK BELOW.

[East Cocalico Township Board of Supervisors Meeting 03-07-2019 PART 1](#)
[East Cocalico Township Board of Supervisors Meeting 03-07-2019 PART 2](#)