

The Board of Supervisors met at the Township Office Building for their regular meeting on January 19, 2017, 7:30PM with Lowell Fry, Jere Swarr & Duane Martin present. The meeting was called to order by the Chairman and followed with the Pledge of Allegiance.

The Minutes of the January 3rd Reorganizational Meeting and Regular Meeting were distributed. Mr. Martin made a motion to approve the Minutes as presented; second by Mr. Swarr. All voted in favor.

POLICE REPORT

Chief Joe Stauffer thanked all the Mastersonville Fire Company volunteers that were in the audience for their service. He said the Manheim Borough Police appreciate everything they do to help the police with their job. Chief Stauffer reported on the statistics for December 2016 that included 30 traffic tickets, 8 non-traffic tickets, 18 criminal arrests, 32 warnings, 5,654 vehicle miles, 50 incident reports and 22 traffic accidents. He reported that the Manheim Borough Police Department has moved into their new facilities at 211 N. Charlotte Street and said all are welcome to stop in and take a tour of the facilities. A medication disposal box is at the station and residents are welcome to bring their unwanted, unused or expired medications anytime. He also reported that of the 11 dogs that were picked up in the township, 8 were reunited with their owners and 3 were taken to the SPCA. Mr. Martin asked Chief Stauffer if many parking tickets were given since the signage was posted in the Elm Tree development. Chief Stauffer said the complaints have stopped so it seems the parking issues have been corrected.

PUBLIC COMMENTS - None

CHAIRMAN'S COMMENTS - Mr. Swarr suggested moving the Mastersonville Fire Company presentation up on the agenda since there were so many in attendance for that item.

PLANNING**FINAL APPROVAL:**

Esbensshade Mills Railcar Expansion Project Preliminary/Final Land Development Plan #16-326

220 Eby Chiques Road

KPI Technology, consultant

The applicants propose to construct a railcar expansion, including a new rail spur and 110'x50' material loading building to serve their existing industrial operation. The area of disturbance is 4.76 acres, including accommodation for previous improvements including a weigh station and additional parking that were installed in 2014 without proper stormwater management. Stormwater is proposed to be managed using two 24" culverts on the west property line near the end of the existing railroad spur. A bioretention berm, including a low-flow drainpipe and spillway, is also proposed. No new sewage facilities will be needed. The total lot coverage proposed is 17.9%. The property comprises 17.846 acres and is located in the Agricultural Zoning District.

MODIFICATIONS:**SUBDIVISION AND LAND DEVELOPMENT**

A. *Sections 602.5.A.1, 602.11, 602.12 – Reconstruction of Existing Streets Including Curb and Sidewalks*
The applicant is requesting a waiver of the requirement to reconstruct Eby Chiques Road to its centerline, and to provide sidewalks and curbing.

The Planning Commission, at their meeting on January 9, 2017, recommended the Township deny the waiver, but allow the applicant to defer the reconstruction of Eby Chiques Road and the installation of curbing and sidewalks until such times as the Township, at its sole discretion, determines that the improvements are necessary in the area.

B. *Section 609.5.A.8 – Street Trees*

The applicant has requested a modification of the requirement to install street trees spaced not less than forty feet (40') nor more than sixty feet (60') apart along the entire length of Eby Chiques Road.

The Planning Commission, at their meeting on January 9, 2017, recommended approval of this modification based upon the justification provided.

STORM WATER MANAGEMENT

A. Section 504.4.d.3 – Minimum Swale Slope

The applicant has requested a modification of the requirement to provide a minimum longitudinal slope of 2% in all swales. In the alternative, the applicant proposes the swales around the railroad spur to be flat, installed with an underdrain, and lined with an impermeable liner.

The Planning Commission, at their meeting on January 9, 2017, recommended approval of this modification request based upon the justification provided.

B. Section 504.4.d.5 – Minimum Swale Side Slope

The applicant has requested a modification of the requirement to provide a maximum side slope of 3:1 in swales in non-residential areas. In the alternative, the applicant proposes the swales around the railroad spur with 2:1 cut slopes to minimize the amount of excavation.

The Planning Commission, at their meeting on January 9, 2017, recommended approval of this modification request based upon the justification provided.

C. Section 505.3.d.1 – Minimum Pipe Size for Storm Water Facility Outlet (New Request This Submission)

The applicant has requested a modification of the requirement to provide a minimum pipe size of eighteen inches (18") for the storm water facility outlet structure. In the alternative, the applicant proposes a small diameter pipe (4") to control post-development flows in lieu of a large structure in the shallow basin.

The Planning Commission, at their meeting on January 9, 2017, recommended approval of this modification request based upon the justification provided subject to the applicant providing a modified riser/outlet structure to minimize the potential for clogging.

CONDITIONS:

SUBDIVISION AND LAND DEVELOPMENT

1. *The date, final action and conditions of approval by the Board of Supervisors on any approved modification requests needs to be included on the plan (§ 403.2.I, 403.4.J).*
2. *The adjoining landowner along the southern property line needs to be included on the plan (§ 403.2.J).*
3. *An ownership, access and maintenance agreement, in a recordable form acceptable to the Township, needs to be provided for the shared access drive (§ 403.4.D).*
4. *The location of the percolation holes, deep probe holes and replacement area easement for the potential septic replacement system area needs to be provided on the plan. In addition, the replacement sewage absorption area note needs to be included on the plan (§ 403.4.M, 403.4.N, 611.C.2, 611.C.3, 611.C.4.b).*
5. *Evidence of review by emergency service providers needs to be provided (§ 403.6.A).*
6. *The limits of the vacated right-of-way for Eby Chiques Road needs to be clearly indicated on the plan (§ 405.2.A).*
7. *An inspection schedule needs to be provided on a plan sheet to be recorded (§ 405.2.L, 504).*
8. *All certificates need to be completed prior to recording the plan (§ 405.3).*
9. *Evidence of an approved planning module, exemption request, or notice that a planning module is not required needs to be provided (§ 405.4.A).*
10. *The twenty-four inch (24") plastic pipe and associated rip-rap needs to be provided in the cost estimate. A revised cost estimate, financial security, and a financial security agreement needs to be provided (§ 405.4.E, 405.4.F, 501).*

STORM WATER MANAGEMENT

1. *The storm water facilities need to be enclosed in easements (§ 404.4.D).*
2. *Evidence of approval of the Erosion and Sedimentation Control Plan and NPDES Permit by the Lancaster County Conservation District needs to be provided (§ 405.1).*
3. *The label for the core trench in the proposed storm water facility appears to point to the clay liner. Construction notes regarding the clay core need to be provided (§ 505.3.12).*
4. *The draft ownership and maintenance program needs to be revised to reference November 10, 2016 under the first paragraph under the background section. In addition, the application needs to revise the draft ownership and*

maintenance program to specifically identify the ownership and maintenance responsibility of all temporary and permanent storm water management facilities and erosion control facilities (§ 501.1.C, 601).

5. *The outfall for the 4" perforated drain pipe in the infiltration swale needs to be shown on the plan.*

Jeff Zigler of KPI Technology presented the plan to the Board. There was some discussion on Modification A concerning the reconstruction of the existing street including curb and sidewalks. The Board agreed that curbs and sidewalks in that area are unlikely but upon recommendation of the staff did agree with the Planning Commission that the reconstruction of Eby Chiques Road could be deferred until the Township determines that the improvements are necessary in that area. **Mr. Swarr made a motion to approve the Esbenshade Mills Railcar Expansion Project Preliminary/Final Land Development Plan #16-326 at 220 Eby Chiques Road with the modifications and conditions as listed changing Modification A to waive the installation of curb and sidewalks and deferring the reconstruction of Eby Chiques Road until such time as the Township feels it is necessary; second by Mr. Martin. All voted in favor.**

Mr. Martin made a motion to grant the request for a 90-day extension for Hilltop Acres Land Development Plan #16-314 for Board approval to May 4, 2017; second by Mr. Swarr. All voted in favor.

OLD BUSINESS

Mastersonville Fire Company - Fire Company President Matt Shenk, Fire Chief Jeff Siegrist and Mastersonville Fire Advisory Council Representative Troy Montgomery presented to the Board the results of their bid opening for building a new fire station and their budget planning for this project. There was discussion on the funding for the new building, the management of the building project and how the cost of this project would affect their equipment replacement schedule. The fire company was asking for the Board's approval to go ahead with the building project by committing \$155,000/year for their capital expenses and to release funds from the current balance in the Fire Escrow Fund for the project. Mr. Martin said he is not ready to make a decision after just seeing the new numbers. He needs time to review them. Mr. Fry is concerned about the bid not having a contingency included and the project management. He is concerned about the amount of debt service the fire company would have. He said if for some reason the fire company would not be able to pay back the debt it would come back to the township and that is tax payer's money. He feels the project has gotten extremely expensive. Mr. Fry would like to see better numbers that include a contingency, an on-site manager of the project, better cash amounts that would include the sale of their present building etc. Mr. Swarr feels now is the time for the fire company to proceed. He would be willing to have the township pay a third party to be on site at all times to oversee the project. He feels the debt service payments will be tough but thinks it can be done. No action was taken by the Board. The fire company representatives asked the Board to let them know what other information they would like to see to help them make a decision to support the project.

Township Building Improvements - Martin Kimmel and Mike Pentz of Kimmel Bogrette distributed a project timeline and a breakout of the projected costs of the addition to the township office building. The project would be subject to prevailing wages. A 10% contingency is included in the cost estimate but when the construction actually begins, Mr. Kimmel would recommend reducing that to 5%. There would be 4 contracts put out to bid that include bids for a general contractor, plumbing, electrical and HVAC. He would include some alternatives in the bid documents for site work. Mr. Martin asked about the price jump from August 2016 to now and Mr. Kimmel explained that there was a construction price escalation of about 15% - 18%. Mr. Martin asked what the additional cost is to have a silo type entrance versus an entrance without the silo. Mr. Kimmel said the silo costs approximately \$40,000. If the silo is taken out it would increase the size of the conference room a little. **Mr. Martin made a motion to advertise for bids for an addition to**

the township office building without the silo entrance; second by Mr. Fry. Mr. Martin and Mr. Fry voted in favor. Mr. Swarr was opposed.

Trash Update - Mrs. Gibson distributed correspondence from Penn Waste concerning the renewal of the contract for trash/recycling service. A decision on whether to extend the township's contract with Penn Waste must be made by February.

NEW BUSINESS

Mr. Swarr made a motion to adopt Resolution 2017-3 Disposal of Records; second by Mr. Martin. All voted in favor.

Mr. Swarr made a motion to authorize taking the chipper to the M.M. Weaver Auction on March 20, 2017; second by Mr. Martin. All voted in favor.

The 2016 Annual Tax Collector's Report was distributed and reviewed. There are 9 outstanding street light bills. **Mr. Martin made a motion to authorize turning the outstanding street light bills over to the township solicitor to place liens on the properties if not paid; second by Mr. Swarr. All voted in favor.**

CORRESPONDENCE

Northwest Emergency Medical Services – December report

Lancaster County Planning Commission – Recommendations for proposed zoning text amendments West Hempfield

Federal Energy Regulatory Commission – Final Environmental Impact statement

Rotary Club of Manheim – request for community input for grant funds

APPROVAL OF THE DISBURSEMENT LIST - Mr. Martin made a motion to approve the disbursement list and pay the bills; second by Mr. Swarr. All voted in favor.

Mr. Martin made a motion to approve the Mastersonville Fire Police to serve at the Elizabethtown American Legion Car Show on May 13, 2017; second by Mr. Swarr. All voted in favor.

There being no further public business or public comments, the meeting adjourned at 10:00PM.

Respectfully Submitted,

Melva J. Kready
Recording Secretary