

The Board's Minutes of the East Donegal Township Board of Supervisors
Held on July 7, 2016

The regular meeting of the Board of Supervisors of East Donegal Township was held on Thursday, July 7, 2016, at 7:30 PM in the East Donegal Township Municipal Building, 190 Rock Point Road, Marietta, PA 17547.

The meeting was called to order by Supervisor Dennis J. Drager.

Roll call of Supervisors: Present were Dennis J. Drager, Chairman; Allen D. Esbenshade, Vice Chairman; John Murphy, Member and Jeffrey Butler, Township Manager.

Public attendance is attached.

Supervisor Esbenshade led with a Prayer and Pledge to the Flag.

The Board approved the minutes for June 2, 2016, by a motion made by Mr. Esbenshade and seconded by Mr. Murphy. Discussion: None. Vote: Mr. Murphy; yes, Mr. Esbenshade; yes, Mr. Drager; yes. Motion carried.

A motion was made by Mr. Esbenshade, and seconded by Mr. Murphy, to approve the Treasurer's Reports for the Township and approve the payment of Township bills. Discussion none. Vote: Mr. Murphy, yes, abstaining from the vote on check #49410 payable to Union Community Bank; Mr. Esbenshade, yes, abstaining from the vote on check #49363 payable to him; and Mr. Drager, yes.

Mr. Drager acknowledged the receipt of the Balance Sheets for all Township Funds which were mailed to each Supervisor and dated June 13, 2016.

Old Business.

Request for Conditional Use – Application of Maytown School House, L.P. for Residential Conversion

A motion was made by Mr. Murphy, and seconded by Mr. Esbenshade, to reconvene the public hearing for the conditional use application filed by Maytown School House LLP. Vote: Mr. Murphy, yes; Mr. Esbenshade, yes; and Mr. Drager, yes.

Mr. Matthew Crème, Township Solicitor, provided a brief overview of the conditional use process, the testimony given regarding the application, and the process undertaken in preparing a draft decision for consideration.

A motion was made by Mr. Esbenshade, and seconded by Mr. Murphy, to approve Applicant's request for conditional use approval under Chapter 27, Part 9, Section 928 of the Code of Ordinances for East Donegal Township to permit the proposed use of the

Property for a residential conversion use for twenty-four residential apartment dwellings, subject to the following conditions:

- A. Applicant is bound by the testimony and evidence presented by the hearing.
- B. Applicant shall obtain all necessary permits and approvals as required by applicable ordinances and regulations of the Township as well as Commonwealth and Federal agencies including but not limited to compliance with the building code.
- C. Screening from Adjoining Properties. The Applicant shall provide appropriate and effective screening from vehicular lighting between all access drives and parking facilities located on the Property and all adjoining residential uses. Such material of such screening shall be approved by the Board of Supervisors.
- D. In addition to the required two (2) parking spaces for each dwelling unit, Applicant shall provide an additional twelve (12) parking spaces for use by guests and other visitors to the Property. Further, the Applicant shall identify the location of the required Americans with Disabilities Act compliant parking spaces.
- E. The Applicant shall provide exterior lighting including, but not limited to, lighting in the parking lot and for security purposes. All lighting is to be in compliance with the East Donegal Township Zoning Ordinance. In the enforcement of this condition, the Township reserves the right to monitor lighting operations and require additional action by Applicant to avoid light spilling across the Property's boundaries.
- F. There shall be no satellite dish fixtures mounted on the side of any building and any such dish located on the roofs shall not be located within twenty (20) feet of the edge of the roof.
- G. All signage associated with the construction project and the approved use shall be compliant with the East Donegal Township Zoning Ordinance.
- H. The Applicant shall identify a recreation area on the Property to be approved by the Board of Supervisors.
- I. The applicant shall provide a pedestrian access and walkway between the apartment complex and Endslo Road as well as install a public walkway along Maytown Road connecting the sidewalk from the Hemlock Drive development to the East Jacob Street intersection. Such walkways shall be contained in public access easements and shall meet the requirements of the Americans with Disabilities Act.
- J. The Applicant shall provide, and identify on the plan, the location of trash dumpsters or other containers in an enclosure approved by the Board of Supervisors.
- K. The Applicant shall provide evidence of adequate public sewer and water capacity and service for this use and the number of dwelling units.
- L. Applicant shall permit residents of dwellings on East Jacob Street to park, at such residents' risk of damage or loss, in the eight (8) existing parking spaces nearest the water towers on the Property at those times when parking on East Jacob Street otherwise is not available.

M. Applicant shall demonstrate compliance with these conditions by preparing a revised Exhibit 1 layout Plan and presenting it for approval to the Board of Supervisors.

Discussion: None. Vote: Mr. Murphy, yes; Mr. Esbenshade, yes; and Mr. Drager, yes.

Mr. Creme provided those in attendance that were granted party status for the hearing a copy of an executed written decision.

A motion was made by Mr. Murphy, and seconded by Mr. Esbenshade, to adjourn the public hearing and return to the public meeting of the Board. Vote: Mr. Murphy, yes; Mr. Esbenshade; and Mr. Drager, yes.

Sale of 1996 Ford Dump Truck

A motion was made by Mr. Esbenshade, and seconded by Mr. Murphy, to approve the sale of the Township's 1996 L800 Ford Dump Truck to the highest bidder from bids received on Municibid for \$11,100.00.

New Business.

Robert L. and Sharon L. Hess Final Subdivision Lot Add-on Plan – Rock Point Road

A motion was made by Mr. Murphy, and seconded by Mr. Esbenshade, to approve the Final Subdivision Plan/Lot Add-on Plan for Robert L. and Sharon L. Hess, prepared by Regester Associates, Inc., dated April 18, 2016, last revised June 16, 2016, and grant the following modifications to Township requirements:

Modification to Chapter 22, Part 3, Section 302.1. –To waive required filing of a preliminary plan.

Modification to Chapter 22, Part 4, Section 403.1. –To permit plan to be prepared at a scale of 300 feet to the inch on Plan Sheet 3 of 4 and Plan Sheet 4 of 4.

Modification to Chapter 22, Part 5, Section 503.1.I. –To waive completion of improvements to existing streets located at the perimeter of the property.

Modification to Chapter 22, Part 4, Section 403.3.L. –To waive the required posting of financial securities.

Modification to Chapter 22, Part 6, Section 604.5.A. and Section 604.5.C.) –To waive the required roadway widening and dedication of additional right-of-way.

The approval of the Final Subdivision Plan/Lot Add-on Plan and the granting of ordinance modifications are subject to the following conditions:

Compliance with the review comments outline by David Miller/Associates, Inc. in a review letter dated June 28, 2016.

The Applicant's written acceptance of any conditions within thirty (30) days from receipt of written notice of plan approval by the Township Board of Supervisors, on a form provided by the Township.

If the conditions are not accepted, the approval by the Board of Supervisors will be revoked, and the application will be denied for the reasons listed as conditions of approval of the Plan.

Discussion: Mr. Murphy inquired about the applicant's ability to comply with the review comments of David Miller/Associates, Inc., specifically comments regarding additional easements on the property that might be impacted by the County's conservation easement. It was indicated that additional information to be provided by the Lancaster County Agricultural Preserve Board will satisfy the review comments. Vote: Mr. Murphy, yes; Mr. Esbenshade, yes; and Mr. Drager, yes.

Award Contract for Roadway Improvements to Long Lane and Donegal Creek Road.

A motion was made by Mr. Esbenshade, and seconded by Mr. Murphy, to award the contract for roadway improvements to Long Lane and Donegal Creek Road, to Pennsy Supply, Inc., based on bids received and opened on Wednesday, July 6, 2016 and listed below:

<i>COMPANY</i>	<i>BID SUBMITTED</i>
<i>Pennsy Supply, Inc.</i>	<i>\$112,343.24</i>

Discussion: None. Vote: Mr. Murphy, yes; Mr. Esbenshade, yes; and Mr. Drager, yes.

Memorandum of Understanding Agreement – Lancaster County Planning Commission

A motion was made by Mr. Murphy, and seconded by Mr. Esbenshade, to approve entering into the Memorandum of Understanding with the Lancaster County Planning Commission allowing for expedited County review of minor land subdivision and land development plans.

Discussion: None. Vote: Mr. Murphy, yes; Mr. Esbenshade, yes; and Mr. Drager, yes.

Closure of PLGIT ARM Account – Construction Loan Proceeds

A motion was made by Mr. Murphy, and seconded by Mr. Esbenshade, to authorize the closure of the Capital Building Project PLGIT Arm account established for the proceeds of the building construction loan and place any remaining funds into the Township's General Fund.

Discussion: None. Vote: Mr. Murphy, yes; Mr. Esbenshade, yes; and Mr. Drager, yes.

Eagle Scout Project Proposal – Martin Wagner

Martin Wagner was present to discuss his Eagle Scout project proposal with the Board. Mr. Wagner is interested in providing charcoal grills in the area of the pavilion at Riverfront Park. He indicated that each grill could cost approximately \$800.00. As part of his project, he would be responsible for raising the funds needed, ordering the grills and materials and the installation of the grills. He would like to complete the project by early October of this year.

A motion was made by Mr. Murphy, and seconded by Mr. Esbenshade, to authorize the installation of up to four grills, without ash receptacles, in Riverfront Park in the area of the pavilion as part of Mr. Wagner's Eagle Scout project.

Discussion: None. Vote: Mr. Murphy, yes; Mr. Esbenshade, yes; and Mr. Drager, yes.

Township Sewer and Trash Payment Policy

Mr. Butler asked the Board to consider establishing a policy to deal with requests for relief from late payment fees and fund transfers due to incorrect payment entry when using the Township's online payment option. There was a brief discussion regarding the information needed from bill payers when using the system. Mr. Butler demonstrated how someone using the online payment option must go through a series of selections prior to authorizing payment. Based on the steps required that clearly indicate whether the payment is for sewer or trash/recycling, the Board agreed that adjustments should not be made and late payment fees be assessed if applicable.

June 2016 Zoning/Building Report

Copies of the report were provided to the Board. For the month of June 2016, Permits #016075 through Permit #016092 were issued for a total value of \$1,678,080.00. Permit fees collected totaled \$23,523.00.

Zoning Ordinance Review Committee - June 27, 2016 Meeting Notes

The Board was provided copies of meeting minutes/notes from the June 27, 2016 meeting of the Zoning Ordinance Review Committee. It was noted that the information is also provided to the public on the Township's website.

Fire Department Mount Joy – May 2016 Monthly Incident Summary Report

For May 2016, Fire Department Mount Joy responded to 1 first due call in East Donegal Township and 4 mutual aid calls.

Riverfront Park Boat Ramp Closure – July 16, 2016

Mr. Butler informed the Board that the boat ramp at Riverfront Park will be closed on Saturday, July 16, 2016 for the 2016 Susquehanna Heritage Flatwater Challenge and Pennsylvania Canoe & Kayak Association (PACK) State Championship Race.

Request for “Slow – Children at Play” Sign – 15 Village Square Drive

The Board received copies of an email sent by the resident at 15 Village Square Drive. The resident is seeking additional speed limit signs or the placement of a “Children at Play” sign. It was indicated that Township staff will first determine if additional speed limit signs are needed, before approaching the Board for authorization to place the “Children at Play” sign.

Request To Close Roadway – Rock Point Road, Sunday, October 9, 2016

The Board received a request to permit the closure of Rock Point Road, between Anderson Ferry Road and Colebrook Road, on Sunday, October 9, 2016. Mr. Bob Hess, the resident making the request, stated that the closure would occur during a wedding ceremony that will take place on their property. The closure would take place at 4:00 PM and last for 2 hours. The Board unanimously approved the request.

Elizabethtown Fair Opening Ceremony – Monday, August 22, 2016

The Board received an invitation to attend the opening ceremony of the 2016 Elizabethtown Fair. Mr. Drager and Mr. Esbenshade indicated they would like to attend.

Northwest Emergency Medical Services Report

For June 2016, Northwest EMS responded to 40 calls in East Donegal Township. Year-to-date, Northwest EMS has responded to 244 calls in East Donegal Township.

Maytown East Donegal Township Fire Department

No report given at this time.

Rheems Fire Department

No report was given at this time.

Truck Traffic On Vinegar Ferry Road

Mr. Esbenshade expressed concern regarding the number of trucks using Vinegar Ferry Road to reach Route 441. Should the soybean plant be constructed in Conoy Township, he believes the number of trucks using the road will increase. As a Township roadway, it shouldn't be used by heavy trucks traveling from outside the Township and through the Township. It was suggested that the Susquehanna Regional Police increase speed enforcement on the road. There was agreement that, in addition to speed, the amount of truck traffic should be monitored and perhaps limited.

Liaison Assignment Reports –

Administration/Personnel - Supervisor Esbenshade – None.

Finance - Supervisor Murphy – None.

Parks and Recreation - None.

Planning and Development - Supervisor Drager – None.

Public Safety - None.

Public Works - Supervisor Drager – None.

Adjournment

A motion was made by Mr. Esbenshade and seconded by Mr. Murphy to adjourn at 8:45 PM.

Respectfully Submitted,
Jeffrey L. Butler, Township Secretary

The next meeting of the Board of Supervisors will be held on Thursday, August 4, 2016 at 7:30 PM at the East Donegal Township Municipal Building, 190 Rock Point Road, Marietta, PA 17547.