

John D. Rochat
Chairman
533-3831

Jay M.Brandt
Vice Chairman
367-3667

Galen Shelly
Road Master
367-3722

**CONEWAGO TOWNSHIP
BOARD OF SUPERVISORS**

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JULY 11, 2007

CONEWAGO TOWNSHIP BOARD OF SUPERVISORS MINUTES

The Conewago Township Board of Supervisors held their regular monthly meeting on Wednesday, July 11, 2007. Those present were:

John Rochat

Shirley Bretz

Jon Yost

Chuck Emerick

Joel Buckley

Daniel Hoover

Galen Shelly

Dolores Kuntz

Max Shradley

Kirk Belmont

Paul Zimmerman

Clifford Zimmerman

Jay Brandt

Norman Miller

Rosalie Sarfert

Randy Wright

Michele Hoover

Jason Zimmerman

The meeting was called to order by Chairman Rochat at 7:30 PM.

MINUTES OF JUNE 13, 2007- A motion by Shelly second by Rochat to approve the minutes of June 13, 2007 as submitted. Motion carried.

TREASURER'S REPORT – JUNE 30, 2007 - A motion by Shelly second by Rochat to table the Treasurer's Report until the next meeting to make correction under expenses where the line was blank. Motion carried.

EXPENDITURE REPORT – JULY 13, 2007 - A motion by Rochat second by Shelly to approve the Expenditure Report dated June 13, 2007 in the amount of \$37,207.69. Motion carried.

SUBDIVISION/ENGINEERING FEES REPORT – All up-to-date

PLANNING COMMISSION MEETING JUNE 25, 2007 – For Review Only

PUBLIC COMMENTS – **Ann Hitz** – She followed someone on Rt. 743, going under the speed limit and, she would like the speed limits posted at the same speed. Hitz stated there is only one sign at Conewago Creek. She feels they should be posted at 45 mph, the whole way and since that is a state road, PENNDOT would need to post more signs.

Daniel & Michelle Hoover, Vista Lane – RE: Conditional Use for Al Ricci's for Home Occupation of Motorcycle Shop - Mr. & Mrs. Hoover wanted to discuss the changes taken place in Al Ricci's Conditional Use that was issued 3-16-04. Mr. Ricci advertised in June that he is now doing PA State Inspections on vehicles, motorcycles, etc. Mr. Ricci also has at least 7 signs including a neon sign, which is in violation of the sign permit. The Hoover's installed a fence on their side and rear yard for privacy and safety, and had to follow the township ordinances for the size of fence they were allowed to install. They still don't have any privacy because of the size of the fence, but their main concern is a buffer zone. The Hoover's called Don Parmer, Zoning Officer, and Norm Miller. The original use was for doing decal painting on motorcycles. Don Parmer gave Mr. Ricci a verbal warning about the advertisement for PA State Inspections, and Mr. Ricci said he would retract the advertisement printed. The Solicitor stated the original Conditional Use was for a detail motorcycle shop to include accessories as the primary use. He also said it did not include welding, painting or fabrication, must be conducted with garage doors down, and said nothing about a buffer zone. The Solicitor said a buffer zone is usually talked about for commercial zoning use not for a Conditional Use or Home Occupation. Chairman Rochat said this Board would monitor this situation with help from the Hoover's to try to resolve this problem, and possibly revoke Mr. Ricci's Conditional Use, if he is in violation.

Rosie Sarfert – She stated she would like a better explanation of why residents are not entitled to see the minutes of the prior meeting before this meeting. Rochat said under the Sunshine Law you may have a copy after they are approved and if corrections are needed, they should be available within a few days after the meeting.

WAIVER OF LAND DEVELOPMENT – Clifford Zimmerman, Parcel 22-015-08, Manure Storage Shed, Located at 2993 Mill Road, Zoned Ag.- Mr. Zimmerman needs to store his poultry manure under cover for his nutrient management plan. The Planning Commission recommended the waiver request for Land Development Plan subject to the Township Engineer's comments concerning storm water and the Township Zoning Officers comments. He is planning to erect a 50' x 50' manure storage building with concrete walls and flooring. He explained the manure is picked up for mushroom mulching, plus he holds some for his fall and spring application on cropping fields.

WAIVER OF LAND DEVELOPMENT, Clifford Zimmerman, Continued - A motion by Brandt second by Shelly to approve the Waiver of Land Development request subject to the Township Engineer's comments concerning storm water and the Township Zoning Officers comments. Motion carried.

HERSHEY EVANGELICAL FREE CHURCH DISCUSSION – Chuck Emerick – Mr. Emerick said the previous discussion was for baseball fields, soccer fields, maintenance building, and concession stand. During the review of the plan the Engineers said it is not a permitted use unless under the terms of permitted uses is under the ordinance, you have to have an element to the recreation facilities. The Evangelical Free Church of Hershey own the property, and are willing to share the recreation areas with other organizations after coordinating with church activities. The Planning Commission suggested they meet with the Board of Supervisors and the Park & Recreation Board to seek their opinion of field sharing... The church is working with our Recreation Board to establish some terms and understanding of an agreement that would give the township the opportunity to share in the use of the facilities mainly the fields. The church purchased the property to extend its ministry as related church uses and outreach ministry. The Township Solicitor stated this can be worked out depending how the church wants to use it and under what conditions the Park & Recreation can use it.

PARKS & RECREATION ADVISORY BOARD UPDATE, Jason Parmer, Chairman – Nothing to Report

ORDINANCE FOR SPEED LIMIT (CHURCH ROAD) To Be Consistent with Derry Twp. - Nothing to Report This Month

PUMPING AGREEMENT FOR VACANT HOMES – Nothing to Report This Month

PHASE II, SEWAGE FACILITY UPDATE, RT. 743, Old Hershey Road (Act. 537) – Rochat reported Mazzuca finished Ridge Road, and is going to start at the township building down to Rt. 743. DTMA is contemplating if they are going to raise the line on Old Hershey Road. It appears if they do from the creek, Souder's, Swope property the sewer would come up the back of the properties. The project is on schedule.

KOPPENHAVER-FOLTZ FINAL SUBDIVISION PLAN – Formerly Lillian Batz, Parcel No. 22-003-024, Zoned Residential Country, 10.11 Acres – Corner of Bachmanville Road and Schoolhouse Roads. This is approximately 11 acres being subdivided into 3 building lots plus the residual lot. The new lot sizes are approximately 2.5 acres. The Planning Commission recommended the following waivers. Section 403.1-Preliminary Plan, Section 606-Curbs, Section 607 Sidewalks, Section 613-503-3A-Existing Road Improvements. They also recommended approval of plan subject to the Township Engineers comments dated 5-18-07 and subject to Dauphin County Comments dated 3-15-07. The outstanding items are E & S, Seals & Signatures, Dedication Statement, Park & Rec. Contribution, Planning Module & Resolution to DEP, and Storm water. Brandt said there is a problem with a small tree at Batz property, it should be removed or trimmed because of site distance.

A motion by Rochat second by Shelly to authorize execution of Resolution 2007-6 and submission of Planning Module for Koppenhaver-Foltz Subdivision. Motion Carried.

A motion by Rochat second by Shelly to authorize waiver of Preliminary Plan and accept plan as the Final Plan for Koppenhaver-Foltz Subdivision. Motion carried.

A motion by Brandt second by Rochat to authorize waiver of Section 606-Curbs, and Section 607-Sidewalks, but to reserve the right to do road improvements for future consideration... Motion carried.

BEILER-ZIMMERMAN FINAL SUBDIVISION PLAN – Zoned Ag. Parcel No. 22-014-019, Formerly Ruth Long – 6 New Building Lots & 2 Add-On Lots – Resolution for Sewage Module – The property consists of approximately 117 acres. It is being subdivided into 6 new building lots and 2 add on lots. This plan has been revised 6-25-07. The Planning Commission at their 6-25-07 meeting granted the following waivers, Section 403.1, Preliminary Plan; Section 606, Curbs; Section 617, Sidewalks, and Section 613 Road Widening of existing streets. The Planning Commission forwarded to the Board of Supervisors the Final Subdivision Plan recommending approval subject to the Township engineers Comments dated 6-21-07, and also the concerns of speed limit and easements. According to the Planning Commission Minutes they stated on Mapledale Road from Colebrook Road the speed limit is posted as 35 mph, however, at the other end of Mapledale Road from Valley Road to Belair Road it is not posted, therefore, it is 55 mph. Sewage easements on lot #8 are also a concern.

Randy Wright, Engineer stated the Conditional Use was granted on 1-2-07 for the building lots and add-on lots. The following items are outstanding, E & S, Planning Module, Wetland Crossing for (1) driveway, Fee in Lieu of Park & Recreation,

BEILER-ZIMMERMAN FINAL SUBDIVISION PLAN, Continued - A motion by Rochat second by Brandt to submit and execute Resolution 2007-5 for Planning Module for Beiler-Zimmerman Final Subdivision. Motion Carried.

A motion by Brandt second by Rochat to waive the Preliminary Plan and accept plan as the Final Subdivision Plan for Beiler-Zimmerman, and to also include and to authorize waiver of Section 606-Curbs, and Section 607-Sidewalks, but to reserve the right to do road improvements for future consideration. Motion carried.

The Solicitor stated let it be noted that it was verbally agreed they would send a letter of extension by 9-12-07.

NORMAN MILLER REPORT

Tractor Bids – Miller received 4 state bids. He is not asking for approval, he is not satisfied with the comparison of equipment. After talking to the Road Master, Road Crew, and Brandt, Miller stated we need to talk to operators of equipment and other townships, and explore this for several months for different models, brands, exact specification and variations of tractor and mower attachments. He would like to reject the 4 bids, and is asking permission from the board for a request to replace equipment in the next 6 months, with a sincere commitment to look at the needs of our township. This request is not to exceed \$90,000. and would not be purchased without prior approval from the Supervisors.

A motion by Rochat second by Shelly to replace tractor & mower equipment not to exceed \$90,000 and the Board of Supervisors will participate in the review and selection. This selection will come before the Board of Supervisors before the end of the year. Motion carried.

Lower Susquehanna Center for Land & Water – At the last meeting 6-13-07, Miller gave the Board information at the request of Lower Susquehanna Center to invite the Board of Supervisors and or Planning Commission members or Conewago Township as a whole to join the coalition group, or just to continue to kept in “the loop”. Mr. Miller suggested staying in the “the loop”, but to let them know that we are interested in what they are doing, and if we can be of service to them. Miller will call with the Board of Supervisors recommendation to “stay in the loop”. Motion carried.

Job Description – Changes If Needed, than Request for Approval – Last month he gave the Board copies of a Job Description for Road Maintenance Crew, which he used information from other townships job descriptions. Rochat suggested to mark on job descriptions any changes or corrections. Miller stated he is also working on the Township Handbook which is in draft form only for September. At this point the draft handbook should be debated, corrected, changed, and hoping to seek the approval of the Board of Supervisors in the December meeting. This will then be put on the Agenda for the January

NORMAN MILLER, – Job Description, Continued – Reorganization meeting to go into effect on January 3, 2008.

Road Bids for Township Maintenance of Roads – Miller reported we received 4 bids, it was properly advertised and the document stated bids would be opened at 1:30 PM for maintenance of roads. All bids met PENNDOT specs. He told the Board they could look at individual bids, but the lowest bids were: Martin’s Paving for single or double coat, and E. J. Breneman for micro-surfacing bid for 20,000. sq. yds. The successful bidder will be required to do roads as per Township Board of Supervisors selection and type of maintenance. The double coat is done in high traffic areas; fill in the cracks and it last longer at cost of \$20,774.30. The single coat would cost \$58,443.81. The micro-surfacing is used in developments with high density resident area at a cost of \$46,000. Miller is asking for approval because bids are on a time limit, and all work must be finished by 9-25-07, in the amount of \$125,691.00.

A motion by Brandt second by Rochat to award oil and chipping to Martin’s Paving for single or double coat at cost .886 per sq.yd. for single and \$1.692 for double, for roads to be determined by Norm and Jay within the next week. Motion carried.

A motion by Brandt second by Rochat to award micro-surfacing to E. J. Breneman , if the board decides to do at a unit price \$2.30 for roads as determined by Norm and Jay within a week. If they agree to the type of road maintenance required. Motion carried.

Ann Hitz, Water Run-Off Ridge Road – The Road Crew, Miller, and Ann Hitz met several times to discuss this problem. Ann has several good points and supplied good pictures from 1992 that indicate there is still a water problem, and Miller also took pictures. He talked with Mazzuca about the 2 macadam driveways above Ann and when Mazzuca paves the road to try and divert the water away from her driveway, as well as what was torn out when the sewer project started. Miller said there are pipes under the road, but the soil and gravel were higher on both sides of driveways. We also need we need to cut down on the right-of-way into the ditch end. The real issue will be when we macadam the roads that there is a sufficient ridge in the crown in the road to divert water before it gets to her property, but that doesn’t end the problem because it runs down in her cropping field. The driveway was higher than the road originally, but it is 3” lower than the macadam. Miller said this needs to be settled before the roads are paved in the spring for the sewer project. Hitz would like a guardrail installed once sewer is completed. Miller said 2 years ago the township put more macadam to divert water, but it didn’t work. Rochat said that the Engineer should check on this problem with Miller, and they will report the findings at the next meeting.

Fall Newsletter (October) – Miller stated that Jason Parmer, Chairman of Park & Recreation Board did the first newsletter. It was requested that Miller look at the newsletter, and he will have a draft for September meeting for publication to be sent to residents in the fall. He will also look into the logistic of sending out the newsletter.

Real Estate Agent, Mt. Joy – RE: John Quinn, property at 5203 Ridge Road - A real estate agent called Miller regarding the sewer system failing on 5203 Ridge Road. They are ready to settle on this property, but didn't know what to do since Phase II, Sewer Project isn't completed. They talked to DTMA and DTMA recommended they talk to the Sewage Enforcement Officer since the sewer system will not be ready until approximately November-December, 2007. The contract for the sewer project expires in April 2008.

A motion by Rochat second by Brandt to approve if the recommendation of Sewage Enforcement Officer, Marvin Stoner, is to pump every 30 days and the purchaser or landowner would be responsible for the Pumping Fee, in addition the present owner would be responsible for any SEO fees, and any legal agreement fees prepared by the Solicitor, and authorize the Chairman or Vice-Chairman to sign the agreement. Miller will notify the Real Estate Agent of the requirements. Motion carried.

A motion by Rochat second by Brandt to adjourn at 10:45 PM. The next regular meeting is August 8, 2007. Motion Carried.

Respectfully submitted,

Shirley A. Bretz
Township Secretary