

February 2, 2017

The monthly meeting of the West Fallowfield Township Board of Supervisors was held on February 2, 2017 in the township meeting room. Chairman Hutchison called the meeting to order at 6:31 PM. Anne Hutchison, Jeffrey Young, Secretary Wheeler, Chief Wilmont, Robin McCormick, Phillips Thompson, Carl Smoker, Jerome Liss, Steve Dempsey, Dick Sprenkle and Paul Fontane were in attendance. Duane Hershey was not in attendance. Time was given to review the agenda that was available to all in attendance and was also posted in the meeting room. Chairman Hutchison asked for comments on the agenda items. There were no comments on agenda items.

Chairman Hutchison announced an executive session will be held following action on the bills to discuss personnel.

After reviewing the minutes, Chairman Hutchison made the motion to approve the minutes of the January 3, 2017 and January 19, 2017 meetings of the Board of Supervisors as presented by the Secretary with the notation that the original math on the Resolution to increase the millage rate at .20 per 100 dollars valuation was correct. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to accept the continuance of the Action Manufacturing Company Zoning Hearing Board Hearing. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to have the Secretary prepare a Proclamation to Declare April as "Pennsylvania 811 Safe Digging Month" for adoption at the February mid-month meeting. The motion was seconded by Jeffrey Young and passed.

Chief Wilmont gave the regular monthly report. Chief Wilmont reported there have been multiple burglaries and medical emergencies. The police department is working on solving the burglaries. There were many trees and power lines down following the high winds.

Roadmaster Thompson reported that the road crew has been busy with weather events. They have been working on fixing up the dirt roads. The high winds have been hard on the signs and they are working to fix and/or replace the damaged/missing signs.

Carl Smoker arrived at the meeting. The tree on Homeville Road near the Jebb Road intersection has been removed by Frontier. The guard rail on the corner of Ross Fording and Bryson Road was hit again. The Roadmaster witnessed the hitting of the guard rail which was already damaged. The Roadmaster said there needs to be something other than the steel guard rail in place there because as soon as it is replaced, it will get damaged again. The GPS systems direct trucks to travel Ross Fording Road, and with the bridge out, they then try to make the turn onto Bryson Road, hitting the guardrail in the process. The Roadmaster will look for some sort of alternative to the steel guard rail. Chief Wilmont suggested some sort of rubber buffer perhaps might be a better option. Chief Wilmont will talk to Action Manufacturing Company and ask them to direct the drivers not to use that segment of Ross Fording Road. The truck that hit the guard rail was trying to get to Action Manufacturing Company.

Roadmaster Thompson reported one of the cables on the garage door is not working properly. He was directed to get the cable repaired.

Tax Collector McCormick reported that she is finishing collecting the Per Capita tax and working on the taxes to be mailed in the spring.

Anne Hutchison made the motion to adopt Resolution 17-03 -2017 Resolution For Plan Revision For New Land Development for the Shaun Kauffman Subdivision/Land Development Plan. The motion was seconded by Jeffrey Young and passed.

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Anne Hutchison made the motion to enter into and sign the Financial Guarantee and Construction Agreement Secured by Escrow in the amount of \$6,900.00 for the Kauffman Subdivision/Land Development Plan. The motion was seconded by Jeffrey Young and passed. A check in the amount of \$6,900.00 was received at the Township Office on February 2, 2017.

Anne Hutchison made the motion to approve the Kauffman Subdivision/ Land Development Plan. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to sign the Kauffman Subdivision/Land Development Plans outside of a public meeting. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to accept for review the Amos Beiler Planning Modules. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to accept for review the Glenville Farms Zoning Hearing Board Application for a variance from Article §305.D.1.d, §305.D.1.e and §305.D.1.c. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to accept the application to increase the AG Security Area by entering 75.4 acres of property owned by Walton Farms, LLC into the AG Security. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to adopt Resolution 17-02 – 2017 Resolution to Amend Established Fees for Services Connected with Zoning Permits. The motion was seconded by Jeffrey Young and passed.

Anne Hutchison made the motion to have the West Fallowfield Township Planning Commission review the FEMA Flood Plain Ordinance before adoption by the Board of Supervisors. The motion was seconded by Jeffrey Young and passed.

Paul Fontane approached the Board of Supervisors and said he would like to make a donation to the West Fallowfield Police Department of an AR15 rifle. Mr. Fontane has an FFC License and sells firearms. The Board of Supervisors thanked Mr. Fontane for his generous donation. Mr. Fontane will contact Chief Wilmont regarding transfer of the rifle.

Anne Hutchison said she is looking into fact finding at this stage, the advantages and disadvantages of developing a Master Plan for West Fallowfield Township. Anne said there are grants and monies available that could benefit the township. In order to receive grants; generally a site plan and specific plan is required. Red Rose Inn rehabilitation was able to be achieved by the receipt of grants. Anne Hutchison opened the floor for discussion and comments.

Dick Sprengle said he would encourage the Board of Supervisors to develop a master plan to take advantage of grants. Jerome Liss said that there is pressure growing to develop more commercial properties and it would be a good idea to have a master plan in place.

Steve Dempsey said that there are two bills in front of congress now to help lower property taxes. West Fallowfield Township does not have a strong commercial/industrial presence to increase the tax base.

Jeffrey Young said it is important to keep farming in this area.

Chief Wilmont asked if a master plan would change the zoning or if it would stay the same. Anne Hutchison said it would be part of the master plan to review the current zoning.

Anne Hutchison said she will investigate the next steps and the costs involved. Anne Hutchison thanked everyone for their comments.

The following correspondence was read

- Information on changes to the advertisement requirements for the township audits and auditor's financial statements and reports were received from Solicitor Sebastian.

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- A compliance processes update was received from Lancaster County Tax Collection Bureau.
- The monthly report was received from Cochranville Fire Company. In the month of January there were 19 calls; 5 were in West Fallowfield Township.
- A request to participate in the West Fallowfield Christian School “Trash Stash” as a sponsor was received from West Fallowfield Christian School.
- The PSATS Township Legal Defense Partnership Newsletter was received.
- Proof of Publication was received from 21st Century Media for the meeting schedules of the Board of Supervisors, Board of Auditor’s and the West Fallowfield Township Planning Commission for 2017.
- Oath of Office/Loyalty Oath was received from Charlotte Sprenkle.
- Sales Flyers and information of services offered were received from several businesses.
- Statements of Financial Interests were received from A. Duane Hershey and Robin McCormick.
- The Oxford Senior Center Newsletter was received.

Anne Hutchison asked for comments from the floor. Jerome Liss asked if there would be enough notice given to residents who may want to attend the Action Manufacturing Company Zoning Hearing Board Hearing. Secretary Wheeler said that those that live within 1000 feet of the property will receive a letter from the Zoning Hearing Board attorney announcing the date of the next Zoning Hearing Board following the continuance. The next hearing date will be announced at the meeting of the Board of Supervisors following receipt of the hearing date.

Dick Sprenkle said he has recently retired and is now a committee member of the OxGrove Democrats representing West Fallowfield Township. He wanted to introduce himself to the Board of Supervisors.

Steve Dempsey asked for confirmation that there will be no Zoning Hearing Board Hearing on February 6, 2017 for Action Manufacturing Company. Secretary Wheeler said there will be a very short meeting to accept the request for the continuance.

Steve Dempsey said that growth brings problems and the township should be careful with what we get. Anne Hutchison said that a master plan is a good way to explore challenges, burdens and positives.

Jerome Liss suggested a period of public comment in regards to the master plan for the township and possibly forming a committee to help.

Steve Dempsey asked who the engineer was at the last meeting of the Board of Supervisors. The township has retained a new engineering firm, Arro Consulting, Inc. and Michael Bingham is our engineer. Anne Hutchison said the relationship is going well and things are moving forward with the King Road Culvert. Drawings have been provided to the Board of Supervisors of the repairs necessary to fix the water issue on Steelville Road.

Steve Dempsey said he applauds the Board of Supervisors due diligence to get things done.

Jerome Liss said that Leaman Road gets a lot of traffic when there are accidents on Route 10 and the road is shut down. Edenton Road is also scheduled for closure for repairs to a bridge and that will increase the traffic on Leaman Road. Chief Wilmont will try to monitor Leaman Road when an accident has occurred that closes Route 10.

Anne Hutchison made the motion to take action on the bills as presented by the Secretary. The motion was seconded by Jeffrey Young and passed.

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The Board went into Executive Session at 7:13 PM.
Anne Hutchison re-opened the meeting at 8:05 PM.
As there was no further business, the meeting was adjourned at 8:05 PM.

Respectfully Submitted,

Gina M. Wheeler, Township Secretary