

April 6, 2021
 7182 White Oak Road
 Christiana, PA 17509

The regular meeting of Sadsbury Township Board of Supervisors was called to order by Chairman Ranck at 7:00 P.M. at the Municipal Building. Members and staff present were Eugene Lammey (Gene), Jeff Priddy, and Michele M. Neckermann.

- APPROVAL OF MINUTES:** **Motion Gene Lammey seconded by Jeff Priddy approved, to dispense with reading of the minutes and approve as written for March 2, 2021.**
- TREASURERS REPORT:** **Motion Gene Lammey seconded by Jeff Priddy, approved, to accept the Treasurers Report.**
- PAYMENT OF BILLS:** **Motion Jeff Priddy, seconded by Gene Lammey, approved, to pay the bills and any others that come in.**
- MANAGER'S REPORT:** The Manager report was received by the board. The Board discussed ARRO will be in the Township two days a week to process permits as needed. Motion Jim Ranck, seconded by Jeff Priddy for the manager to request a bond in the amount of 1.8 million, approved.
- PUBLIC WORK'S REPORT:** The report was received by the Board
- PUBLIC COMMENT:** Carol Bawell offered comments.

OLD BUSINESS

1. SMALL GAMES OF CHANCE
No action taken.
2. ADOPTION OF SEWAGE ORDINANCES
Motion Jeff Priddy, seconded Jim Ranck, to Adopt 1-2021 and 2-2021 Ordinances for regulating on lot sewage systems and holding tanks, approved with Gene Lammey opposing.

NEW BUSINESS

1. ZONING AT 203 ROUTE 41
Dave Longenecker representing Esh Foods would like to request the Board of Supervisors to consider Light Business zoning for a portion of the 203 Route 41 Parcel for the full width of the parcel at a distance of 1,230' from the center line of route 41. The remainder of the parcel to remain as Mixed Use per exhibit prepared by Impact engineering dated April 5, 2021. Esh Foods understands that the Lancaster County Planning Commission charges developers a fee of \$250 to review such requests. Esh Foods is prepared to pay that fee.

Motion by Jeff Priddy and seconded by Gene Lammey, that the Township Solicitor be authorized to prepare an ordinance to amend the Zoning Map to rezone Lancaster County Tax Account No. 550-87456-0-0000, 203 Route 41, from its present classification as entirely Mixed

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Continued - New Business Zoning at 203 Route 41

Use (MU) Zone to new classifications of Light Business (LB) Zone from the centerline of Route 41 extending eastward from and parallel to such centerline for 1,230 feet and Mixed Use (MU) Zone from the boundary of the Light Business (LB) Zone eastward to the eastern property line.

Motion by Jeff Priddy and seconded by Gene Lammey, that the Township Solicitor be authorized to provide the proposed ordinance to amend the Zoning Map to rezone Lancaster County Tax Account No. 550-87456-0-0000, 203 Route 41, to the Lancaster County Planning Commission and the Sadsbury Township Planning Commission for review and recommendation as required by the Pennsylvania Municipalities Planning Code contingent upon Esh Foods LLC agreeing to reimburse the Township for the review fee which the Lancaster County Planning Commission will charge.

Motion by Jeff Priddy and seconded by Gene Lammey, that the Township Solicitor advertise the public hearing on and consideration for enactment of the ordinance to amend the Zoning Map to rezone Lancaster County Tax Account No. 550-87456-0-0000, 203 Route 41, for the June 1, 2021, meeting of the Board of Supervisors.

2. **EAGLE SCOUT PROJECT**

Motion Jeff Priddy, seconded by Jim Ranck to authorize Finley Reynolds to work with the Trail Committee on the for an Eagle Scout Project with benches on the Enola Trail, approved.

3. **ZONING HEARINGS**

Bob Stanley expressed concerns with 80 Mt Pleasant Road Zoning Hearing. The Board directed the Manager to seek legal advice and report back to the board.

4. **COUNTY WIDE HEALTH DEPARTMENT**

No action taken.

5. **COMPLAINT POLICY**

No action taken.

6. **LETTER OF SUPPORT FOR DCNR GRANT**

Motion Jeff Priddy, seconded Gene Lammey, to draft and sign a letter of Support for a DCNR grant for the Enola Trail, approved.

7. **STORMWATER INSPECTIONS**

ARRO will begin Stormwater Inspections for all small projects and will begin implementing a combination of site visit and photo documentation

8. **ESCROW REDUCTION FOR DAVID STOLTZFUS 800 COUNTY LANE**

Motion Gene Lammey seconded Jeff Priddy and approved to release escrow in amount of \$ 4,172.23 less engineering fees per RAV recommendation.

9. **ESCROW REDUCTION FOR JOHN ZOOK / AS-BUILT**

Motion Gene Lammey seconded by Jeff Priddy and approved to release escrow in amount of \$12,565.50 less engineering fees per RAV recommendation.

10. **BIDDING ROAD PROJECTS**

Motion by Jeff Priddy and seconded by Gene Lammey to extend Asphalt maintenance Solutions, LLC bid accepted on May 5, 2020 for one more year, approved. The Board agreed to having the AMS truck for four days.

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Continued - New Business - Bidding Road Projects

Motion by Jim Ranck and seconded by Jeff Priddy to purchase aggregate from Co-stars Contract, approved.

Motion by Jim Ranck and seconded by Jeff Priddy for Manager to prepare bid package and advertise for Seal Coat for White Oak, Smyrna, Mt Vernon, Vintage and Kinzer Roads, approved. Manager will research options for improvements to the road surface at Brick Mill and Lower Valley, White Oak (South of Jim), and Carolyn Drive.

Respectfully Submitted,

Michele M. Neckermann
Township Manager