

The **meeting of the Earl Township Board of Supervisors**, held on **Monday June 7, 2021**, was called to order by Chairman Rick Kochel, at 7 p.m. The following were present: Rick Kochel, Ray Martin and Tom Plitt. Also, present were Lee Zimmerman, Road Master and Solicitor William Cassidy.

Tom made a **motion to approve the May 3, 2021 meeting minutes**, Ray seconded and the motion carried.

Ray made a **motion to approve the May 20, 2021 meeting minutes**, Rick seconded and the motion carried.

Police Report:

Chief Leighty presented the May 2021 police report.

Commented [BB1]:

Martindale Fire Co. Report:

Chief Groff presented the May 2021 fire report.

Garden Spot Fire Rescue:

The April 2021 fire activity report was reviewed.

ELANCO Library:

The April 2021 library report was reviewed.

Subdivision and Land Development Plans:

Alex Piehl, RGS Associated and Steve Lindsey, Garden Spot Village, presented the **Garden Spot Village, 433 South Kinzer Avenue, Phase 3 – Revised Final Land Development Plan for the Farmhouse Redevelopment** and requested approval. Ray made a **motion to grant conditional approval of the Phase 3 Revised Final Land Development Plan for the Farmhouse Redevelopment, contingent upon the review comments of the Township’s Engineer and the Lancaster County Planning Commission**. Rick seconded the motion and all voted yes.

Solicitor Cassidy opened the Public Hearing as advertised for the proposed Short-Term Rental Ordinance and stated that the use will require Special Exception approval through the Zoning Hearing Board. Karen Smith Kernc, 144 Hill Road, New Holland, stated that she supports the proposed Short-Term Ordinance and inquired how the existing short-term rental operators will be notified of the law. Solicitor Cassidy stated any neighbor may inform the Township that the use is occurring. Karen inquired what is a Special Exception. Solicitor Cassidy described a Special Exception as a permitted use in their respective districts, subject to the satisfaction and proof that they can and will meet all Township requirements and standards as set forth. Deb and Rick Colucci, 154 Hill Road, New Holland, reported that the property neighboring them has recently switched to a long term rental and this has greatly improved the quality of living in their own home. Tom made a **motion to adopt ORDINANCE 2021-01 AN ORDINANCE TO AMEND THE EARL TOWNSHIP ZONING ORDINANCE TO PROVIDE REGULATIONS GOVERNING SHORT-TERM RENTAL FACILITIES**. Ray seconded the motion and all voted yes.

Ray made a **motion to approve the Paul F Martin, 307 Gristmill Road, Preliminary/Final Land Development Plan, Improvement Guarantee in the amount of Thirty Six Thousand Three Hundred Forty Four Dollars (\$36,344.00)**. Tom seconded the motion and all voted yes.

Ray made a **motion to approve signing the Paul F Martin, 307 Gristmill Road, Preliminary/Final Land Development Plan, Storm Water Management Operations and Maintenance and Declaration of Easement Agreement**. Tom seconded the motion and all voted yes.

Rick made a **motion to approve the ninety (90) day time extension for the Stephen and Martha Stoltzfus, 901 & 903 Peters Road, Lot Add-On Plan, to meet the conditions to record the Plan**, Ray seconded and all voted yes. (New expiration date 9/7/2021).

Ray made a **motion to approve the partial release of Improvement Guarantee funds for the Garden Spot Village – Sycamore Springs-West Campus, along South Kinzer Avenue, New Holland, Preliminary/Final Land Development Plan, in the amount of Sixty Nine Thousand and Forty Three Dollars (\$69,043.00), per the recommendation of ELA Group Inc.** Rick seconded the motion and all voted yes. (Balance remaining shall be \$63,464.50).

Tom made a **motion to approve the partial release of Improvement Guarantee funds for the Tri-S Management, 568 Hollander Road, Preliminary/Final Land Development and Subdivision Plan, in the amount of Seven Hundred Twenty Thousand and Seven Hundred Fifty Dollars (\$720,750.00), per the recommendation of ELA Group Inc.** (Balance remaining shall be \$960,668.00).

Rick made a **motion to approve the full release of Improvement Guarantee funds for the Huber Parking Expansion, 3353 Division Highway, New Holland, Major Land Disturbance Plan, in the amount of Two Thousand Dollars (\$2,000.00), per the recommendation of ELA Group Inc.** Ray seconded the motion and all voted yes.

Ray made a **motion to waive the one hundred foot (100') separation requirement between the on-site septic system and well for 241 West Huyard Road, New Holland, to replace the failing sewer system and per the recommendation of Dale High the Sewage Enforcement Officer.** Rick seconded the motion and all voted yes.

Road Master's Report:

Lee reported that he has spoken with Mark Deatrick, the local contact with Comcast Cable Company regarding the invoice for damages at Commerce Drive and that Mr. Deatrick stated that he will investigate the situation and will respond back to Lee.

Lee reported that the Wissler Road and Hollander Road paving are scheduled for June and July, respectively. The Cold In Place Recycling (CIR) method will be utilized on Wissler Road and the Supervisors are welcome to observe the process.

Zoning Officer's Report:

The Supervisors reviewed the Zoning Officer's April 2021 report.

Sewage Enforcement Officer's Report:

The Supervisors reviewed the Sewage Enforcement Officer's April 2021 report.

An Executive Session was called at 7:53 p.m., regarding personnel matters.
The Regular session reconvened at 8:12 p.m.

Rick made a **motion to grant Joy Oberholtzer the maximum benefit level as the Appointed Secretary/Treasurer for the Western Heights Water Authority, the Earl Township Sewer Authority and the Assistant Secretary/Treasurer for Earl Township.** Tom seconded the motion and all voted yes.

The L.C.C.D. & ELA Group Inc., earthmoving inspection reports were reviewed.
Receipts received in May were \$434,295.22 in the General Fund and \$2,870.87 in the Waste and Recycling Fund.

Ray made a **motion** to pay the expenses in the General and the Payroll Funds (Checks #4314 – 4369 and #9244 - 9265) in the amount of \$219,996.93, and the payroll taxes electronically transferred in the amount of \$11,427.53. The Street Light (Check #464) in the amount of \$1,002.90, and the Waste and Recycling (Checks #355) in the amount of \$12,486.56. Tom seconded the motion and all voted yes.

Meeting adjourned at 8:25 p.m.

Respectfully submitted,

Brenda S Becker, Secretary

