The meeting of the **Earl Township Board of Supervisors**, held on **Monday March 4, 2024**, was called to order by Chairman, Rick Kochel, at 7:00 p.m. The following Supervisors were present: Rick Kochel, Dan Fox, and Bob Winegardner. Also present were Amanda Martin, Secretary, Jay Stauffer, Roadmaster, and William Cassidy, Solicitor.

Bob made a **motion to approve the February 5th and February 15th, 2024, Regular meeting minutes.** Dan seconded the motion, and all voted yes.

**Public Comment: None**

**Unfinished Business: None**

**New Business:**

* 1. The Public hearing commenced, and Solicitor Cassidy confirmed the hearing was advertised and the property was posted as required by the Pennsylvania Municipalities Code and by the Earl Township Zoning Ordinance. The Lancaster County Planning Commission and Earl Township Planning Commission reviewed the Petition and provided recommendations of approval to rezone the land. Dwight Yoder, Gibbel Kraybill & Hess, presented the petition for the Estate of Eugene S. Eberly to rezone 81.84 acres, located at 607 S Kinzer Avenue, from Agricultural to Residential. The petition addressed the need for housing and how the rezoning of land within the urban growth area protects farmland, increased traffic concerns will be addressed during land development, and there would be no impact on schools as enrollment is declining. Dwight noted that based on current and former zoning maps residential land has not increased in Earl Township in the last 19 years. Supervisor Dan Fox inquired about the Lancaster County Planning Departments recommendation of rezoning an additional four parcels. Dwight stated the petition excludes the four additional parcels and the family does not own them. Peter Martin 554 Overlys Grove Road stated that land at the western end of the township has been rezoned from agricultural to residential within the last 10 years. Keith Olin 431 Spring Hollow Drive stated that the decrease of children in schools is due to families homeschooling. Edgar Sensenig 606 S Kinzer Avenue shared his concerns regarding existing and future stormwater runoff. Solicitor Cassidy stated if the property is rezoned and if development occurs, state law and the township ordinances require the development have a set of stormwater management plans which would address these concerns. Dwight noted regulations have changed over the years and regulations are much more stringent than in prior years. Tim Hess 515 Overlys Grove Road shared his concerns regarding an increase in the number of nuisances if future development occurs and maintaining the current harmony between current residents and agricultural. Mary Ann Linde 711 Pleasant Drive shared her concerns that future development is going to change the environment and the values that this county is known for. Kathy Eshbach 132 Maple Drive inquired about how many houses will be built. Dwight stated the township ordinance has requirements regarding this and he does not have an answer. Ed Maser 32 Runway Avenue inquired if the land has been sold yet. Dwight stated the property has not been sold. Dale Boyce 689 Overlys Grove Road shared his concerns about the impact that growth will have on this small area. James Kreider 642 S Kinzer Avenue stated the valley is shrinking and is worried about it diminishing. James inquired as to why the farm has not been switched to a preserve farm and is concerned about his well. Dwight stated the water is public and no well water would be used for this development. Dwight stated the two bodies that preserve farmland do not want to preserve farms within an urban growth area as that is contrary to what they are trying to accomplish. James also shared his concerns about additional sidewalks and traffic. Jackie Geyer 671 S Kinzer Avenue shared her concerns about the shortage of farms, existing traffic conditions, and the increase of families and children which would lead to a new elementary school needing to be built. Gerald Wenger 247 Rancks Church Road shared his concerns with future development causing a ripple effect. Gerald stated in response to the need for housing, there are currently 1200 homes listed for sale in Lancaster County. Fran Duncan 422 Jared Way inquired about the legal obligation of the township to contribute towards growth and what controls how many houses would be placed on the land. Dwight stated the Pennsylvania Supreme Court has said every community must accommodate its fair share of growth and the comprehensive plan was developed as a document that guides how the township moves forward with their land use and zone. Solicitor Cassidy stated that the number of houses are governed by the zoning ordinance. Pamela Haver Manheim Township stated the Lancaster County Planning Commission has admitted their projected growth rates are wrong and new projections are coming out shortly. J. Mark Huber, Lancaster County Planning Commission, stated the projected growth rate numbers are based on census data. Daniel Huyard 672 S Kinzer Avenue shared his concerns regarding the existing heavy traffic, stormwater runoff, and the illegal dumping of trash. Jim Creswell 262 Locust Street inquired if this zoning allows for low-income housing. Solicitor Cassidy stated there is not a use specific for low-income housing. Tim Weaver 650 S Kinzer Avenue shared his concerns regarding stormwater runoff and existing truck traffic. Lloyd Ziegler 230 Wintergreen Way shared he is a retired farmer and his concerns regarding the development of the land. Steve Supplee 524 Airport Road stated the fire company should be notified to see how many basements get pumped out. Steve shared his concerns regarding not knowing how many houses may be built which would lead to an increase in vehicles and traffic. Mindy Maser 32 Runway Avenue shared she was in meetings before regarding Garden Spot Village which opened the whole valley up to development. Elizabeth Loguidice 180 Skyline Drive stated she bought a house that existed and did not plan to destroy the rural land that was here. Elizabeth shared her concerns regarding development which included the need to increase fire and emergency responders, increase in children going to school, and increase in taxes. Carol Buncie 1308 Edgewood Drive shared her concern about the soil quality and the removal of grassland. Joy Huber 668 S Kinzer Avenue shared her concern about the schools. Margaret Naylis 17 Runway Avenue shared she moved from a place that had drugs and low income housing and hopes the board will think twice about their decision. Mark Burkholder 557 Ranck Road shared if there has not been any land rezoned for 19 years and there is still much available, we don’t need anymore. Bob made a **motion to grant the petition to rezone the 81.84 acres, located at 607 S Kinzer Avenue, from Agricultural to Residential.** Dan did not second the motion. Rick did not second the motion. Rick made a **motion to deny the petition to rezone the 81.84 acres, located at 607 S Kinzer Avenue, from Agricultural to Residential.** Dan seconded the motion. Rick and Dan voted yes on the motion to deny the petition and Bob voted no.

Rick departed and the meeting was turned over to Dan.

* 1. Bob made a **motion to approve Resolution 2024-02 for Intermunicipal agreement for the purpose of sharing the use of wood chipping equipment.** Dan seconded the motion.
  2. Bob made a **motion to approve the Intermunicipal agreement for the purpose of sharing the use of wood chipping equipment.** Dan seconded the motion.
  3. Bob made a **motion to approve Resolution 2024-03 for Planning Module for John S. King Sub-division – 147 Amishtown Road.** Dan seconded the motion.
  4. Bob made a **motion to acknowledge the rezoning petition for Jemar Enterprises – 870 East Main Street.** Dan seconded the motion.
  5. The board reviewed the concern of vehicles using the right of way as a loading zone along Route 23/ W Main Street and will be following up with the police department regarding this matter.

**Police Report:**

Detective Bitner presented the February 2024 New Holland Police Report.

**Martindale Fire Co. Report:**

The Supervisors reviewed the February 2024 fire activity report.

**Garden Spot Fire Rescue:**

The Supervisors reviewed the February 2024 fire activity report.

**ELANCO Library:** The Supervisors reviewed an update on the library activities and the request of the library to waive the township permit fees of $277.00 related to the construction project to renovate the library basement area. Bob made a **motion to waive the township permit fees of $277.00. Dan seconded the motion.**

**Roadmasters Report:**

Roadmaster Stauffer presented his report and shared that the roadcrew patched a sinkhole at a storm water pipe at Gristmill Road and Sensenig Road. The pipe looks as though the bottom is rusted out and will need to be replaced at some point. Roadmaster Stauffer requested approval for the architect to move forward with design plans for public works storage. Bob made a **motion to approve the architect to move forward with design plans for public works storage with costs not to exceed $3,000.00.** Dan seconded the motion.

**Zoning Report:**

The Supervisors reviewed the Zoning Officers February 2024 Report.

**Secretary/Treasurers Report:**The Supervisors reviewed the Secretary/Treasurers February 2024 Report.

**Sewage Enforcement Officer’s Report:**

The Supervisors reviewed the Sewer Enforcement Officers January and February 2024 Report.

**Solicitor’s Report:****None**

The Board entered Executive Session for a litigation matter at 9:45 pm.

Adjournment:

The meeting adjourned at 10:00 pm.

Respectfully submitted,

Amanda Martin, Secretary