

# Supervisors' Meeting

July 11, 2023



Call to Order – Meeting was called to order at 9:00 am by Chairman Mark Morrow. Also in attendance were Supervisors Klinger, Hunsinger, Carr and Howell. The meeting was held at the township office.

A Public Hearing was held prior to the meeting at 8:30 am regarding a liquor license transfer application by Sheetz, Inc.

Approve June minutes – On a Howell/Klinger motion minutes as presented were approved. Motion passed 4-0 with an abstention by Supervisor Carr because he was not present for the June meeting.

Solicitor – No report.

Police – Reported by Sergeant Traugh. See attached. Reverend Moore remarked that we have a great police force and he appreciated the officers checking on his wife.

Zoning Officer – Reported by Renee Moist. See attached.

Planning Commission – Reported by Renee Moist. See attached.

Park Committee – Reverend Moore reported that a trail camera should be set up at the Fernville Park because of the vandalism, that there are people using that park as a cut-through for vehicles and 4-wheelers, and that more “No Dogs” signs need to be installed at the park. The Park Committee would also like to add plastic park benches and a pickle park court to the park. The next meeting will be held on July 19 at 7pm. Sgt. Traugh stated that there currently is a trail camera located in the park. He couldn’t commit to how long it would remain there as it could be needed elsewhere in the Township. Police should be called if illegal activities are seen in the park. Roadmaster Donbach stated that there are no more “No Dogs” signs. He was directed to order some.

SEO – Not present.

Roadmaster – Reported by Shawn Donbach. See attached. Supervisor Morrow noted that the road crew will be down a person but asked that mowing be a priority. Rev. Moore stated that the grass along Drinker St planted by UGI is very patchy. It was noted that Mr. Sutton recently reached out to UGI and they came back and fixed their work once already. Staff was asked to reach out to UGI again to address the spotty grass growth.

Emergency Management – No report.

Manager’s Report –Mrs. Bella presented the financial report.

## **Citizen’s Comments:**

Rev Moore is concerned about fast traffic on Drinker St., especially in the evenings. He asked if rumble strips could be installed. In addition to being a problem for snowplows, it was noted that the Township could not install them for legal reasons. Sgt Traugh stated that the police do enforcement and saturation patrols. Supervisor Klinger added that the Township has a traffic counter that will also note the time of day and speed of vehicles. Rev. Moore asked if a flashing speed sign could be installed. The Township doesn’t have one and it was thought it would be cost prohibitive. The police will put the traffic counter on Drinker St to gather data.

Denny Garrison stated that there is a problem with standing water on a part of Creek Rd. Roadmaster Donbach replied that work was done yesterday that should help.

**Old Business:**

**New Business:**

1. **Resolution 07-11-2023 Liquor License Transfer for Sheetz, Inc.** – On a Morrow/Hunsinger motion, Resolution 07-11-2023 Approving the Transfer of Restaurant License No. R-52624 into Hemlock Township was adopted. Motion passed 5-0.
2. **Bond Reduction – Finn Gard LLC** - Solicitor Lewis stated that Finn Gard is requesting to reduce the bond held for the Buckhorn Community Development project to \$359,145.37. This figure includes \$15,000.00 to reseed grass areas in September and \$35,00.00 for a yet to be installed landscape buffer. This work is better done in the fall. On a Carr/Morrow motion, the bond may be reduced to \$359,145.37. Motion passed 5-0.
3. **Borton Lawson – Geisinger Preliminary/Final Land Development Time Extension** The engineers for the project have contacted Ms. Moist about a time extension for the plan review. On a Klinger/Hunsinger it was agreed to have a 90-day extension only. Motion passed 5-0.
4. **Dynamic Engineering – Proposed Arby's with Drive-Thru Plan Extension** – Ms. Moist stated that Foust Holdings, LLC is requesting an additional 90 days to meet the requirements of their recent conditional approval. There are still four outstanding items that need to be addressed before the plan can be recorded. On a Klinger/Carr motion the plan was granted an additional 90 days to satisfy all the conditions. Motion passed 5-0.
5. Agenda item number 5 has been removed at the request of staff.
6. **MS4 Update** – Mrs. Bella reported that:
  - a. The gis mapping has been transferred from Larson to Livic Civic, where it has been updated. She can provide a link to any Supervisors who want to see it.
  - b. Andy Keister continues to work on calculating the amount of impervious area removed from Fernville through the buyout grants. The hope is that it will be enough to equal at least one project required by DEP in our Pollution Reduction Plan. DEP has the final approval for this.
  - c. Andy has also provided the Township with a revised Stormwater Management Ordinance, another DEP requirement. He is recommending that we repeal the existing stormwater ordinance that is part of our SALDO and adopt this one in its entirety. Mrs. Bella hasn't had an opportunity to review it yet.
  - d. Additionally, the Dahl Rd swale project has been surveyed by Livic who is now working to create a site plan for the Township's review.
  - e. Livic is also willing to provide the Township with ipads to use with their app to monitor illicit and illegal outfalls.
  - f. The Township has begun inspecting storm water basins. We will need to address those not functioning correctly with the property owners.
  - g. And, lastly, she, Jeff, Shawn and Joe attended a MS4 training program as she and Jeff anticipate needing to involve the road crew in more MS4 work .

On a Morrow/Howell motion, the agenda was amended to add number 7 Consideration of the Chipotle Land Development Plan. Motion passed 5-0.

**7.Consideration of the Chipotle Land Development Plan** – A plan was submitted proposing a Chipotle's restaurant at 6 Wedgetown Rd. Corey Johnson from Livic Civil, acting as the developer's

engineer, was present for any questions. He stated that the Township Engineer has reviewed it and changes were made based on her comments. Supervisor Hunsinger questioned the way the cars stacked for the drive-thru but was assured by Mr. Johnson that there was room for the number of cars anticipated. Ms. Moist stated the plan was reviewed by the planning commission and they recommended that the supervisors grant permission contingent on 1. The execution of a Developer's Agreement; 2. Obtaining financial security, 3. Acknowledgement statement signed and notarized by the owner/developer, 4. Acknowledgement statement signed and notarized by the surveyor/engineer, 5. Certification with seal and original ink signature by the PA registered professional land surveyor, 6. Approval of the erosion and sedimentation plans by the Columbia County Conservation District, 7. Providing documentation for driveway permit, 8. Providing letters from utility companies indicating their intent and ability to serve, 9. NPDES approval, 10. Approval of the stormwater management plan, 11. O&M Agreement for all stormwater improvements, 12. All Township Engineer comments must be addressed and letter of full compliance from the Engineer is required, and 13. Location of the fire hydrant must be shown on the plan. On a Howell /Klinger motion, the plan was conditionally approved contingent upon the 13 comments from Renee Moist, listed above. Motion passed 5-0.

**Other Business:**

**Approve Bills as Posted** – Prior to approval, Mrs. Bella distributed a sheet with the liquid fuel bills for the month that was not included in the Supervisors' packet. On a Carr/Howell motion, the bills as posted were approved. Motion passed 5-0.

**Adjournment of Meeting** – Meeting was adjourned at 9:54 am.

Respectfully submitted,

Michelle Bella  
Assistant Township Manager