

Penn Township Supervisor Meeting

November 6, 2024

Chairman Isaac Ramer Jr. called the 11.6.2024 Supervisor Meeting to order at 6:00 pm followed by the pledge of allegiance. Meeting was then turned over to Jim Bathgate for a Waiver from Land Development hearing.

Present included: Supervisors: Isaac Ramer Jr., Mark Strawser, and Ross Smoker, Township Manager Julie Hartley and Solicitor Jim Bathgate

Public Present: Bill Kline, Chad Brandt, Jon Payne, Colin Rice, William Moyer, Alan Martin, Paul Long, Brad Zeigler, Tim Thomson, Trever Hess, Kristan Snyder, Jan Ritter, Chris Fetter and Gene Kreamer

Waiver from Land Development – Brian Snyder – Jim Bathgate informed the Board that Brian Snyder has filed a waiver from land development with the Township. Jim noted that letters were sent to adjoining land owners informing them of the scheduled hearing on October 8th. Jim asked that all adjoining land owners present raise their hands to which he noted that present were Bill Kline, Jon Payne and Alan Martin. Trever Hess of Meck-Tech presented drawings of the proposed horse barn construction at 211 Hill End Road noting that former buildings which have deteriorated to just foundations will be removed as well as the lane to those buildings. The removal of impervious surface plus the addition of the new horse barn and lane will actually decrease the impervious surface by 450 square feet. A new gravel access road will be constructed. There is no parking area, septic or well proposed at this time. Electricity will be added and will be underground. The parcel is one hundred and twenty acres in the Agricultural Conservation District. Trever answered all questions from adjoining land owners. Jim asked if Trever contacted the Snyder County Conservation District about obtaining an Erosion and Sediment Plan. He replied that he did. Jim then asked if any of the adjoining land owners had any comments and no comments were given. Jim explained to the Board that a waiver from land development can be requested if there is no impact on the stormwater.

On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to approve the waiver from land development with the following conditions:

- 1) **File Erosion and Sediment Control Plan with Snyder County Conservation District**
- 2) **Follow all local, state and federal regulations**
- 3) **Address any stormwater concerns immediately if problems arise**

Minutes – **On motion by Ross Smoker, seconded by Mark Strawser, and Board acclamation to approve the October 16, 2024 Supervisor's meeting minutes.**

Persons Present to be Heard:

Gene Kreamer, Yoder Land Development, Ressler Subdivision and Klinger Subdivision – Not present, items presented later in the meeting.

New Business:

Foxboro Road Repair Quotes – Mark noted that the northern end of the western section of Foxboro Road is sinking in the wheel rut portion of the road and is concerned that the snow plow will further damage the surface. The PennDOT representative quoted the project with three different options. The work will need to be delayed until spring due to being too late in the season to bid the project or procure the materials needed. The PennDOT representative said that the weight of vehicles and possibly bad asphalt could have caused the damage. It was discussed that the road crew could complete the underdrain portion of the project which would potentially save one hundred thousand dollars. After discussion the following motions were made:

On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to table the project until the spring.

On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to authorize the Roadmaster to get quotes on the cost of underdrain to complete the drainage portion of the project.

Persons Present to be Heard Continued:

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Gene Kreamer, Yoder Land Development, Ressler Subdivision and Klinger Subdivision – Gene Kreamer started with the Enos Yoder Land Development noting that when the parent tract was subdivided a couple of years ago the one residual lot was considered a non-building lot. This land development will change the status of 13-01-157 to a lot that can be developed. The lot is 25.66 acres in the Agricultural Conservation District. The Planning Commission had questions on the stormwater facilities planned for the site and Gene said trenches and an underground stone pit will collect stormwater from the downspouts. Gene added that the cover sheet has a statement that the landowner is responsible for the stormwater. Discussion was held about financial security for stormwater during the Planning Commission meeting. It was also discussed that inspections take place to assure the stormwater features were in place and inspected in stages. After discussion the following motion was made:

On motion by Ross Smoker, seconded by Mark Strawser and Board acclamation to approve the Land Development Plans which change the status from a non-building lot to allow development with the following conditions:

- 1) Stormwater facility designs be reviewed and accepted by Jim Bathgate and Chad Shaffer**
- 2) Follow all federal, state and local rules and regulations**

Gene Kreamer stated that Nicole and Brett Ressler are subdividing a 9.67-acre lot into two lots within the Agricultural Conservation zone, the proposed lot is 2.49 acres and the residual lot is 7.18 acres which has a non-building waiver and for agricultural use only. A chart is shown on the cover page regarding past subdivisions. 15% slopes are shown on the plans. Any future construction will require a steep slope report. The driveway is shown on the plans. The Planning Commission stated in their recommendation letter that any stormwater facilities need to be inspected through critical stages of construction and a note has been placed on the plans. After discussion the following motion was made:

On motion by Isaac Ramer Jr., seconded by Ross Smoker and Board acclamation to approve the subdivision with the following conditions:

- 1) Stormwater facility designs be reviewed and accepted by Jim Bathgate and Chad Shaffer**
- 2) Follow all federal, state and local rules and regulations**

Gene Kreamer said that two lots are proposed from a tract of 94.69 acres in the Agricultural Conservation District. Lot 2 would be 59.98 Acres and Lot 1 would be 38.71 acres. Lot 2 will become an add-on to parcel number 13-02-029 currently owned by Larry Klinger. Gene noted that a chart of subdivisions is located on the cover sheet. Both lot one and two will have a non-building waiver until such time that soils tests can be done. Page two and three of the plans propose no development. Both lots have egress to Fair Oak Road with proper line of sight. After discussion the following motion was made:

On motion by Ross Smoker, seconded by Mark Strawser, and Board acclamation to approve the Klinger Brothers Subdivision subject to the following:

- 1) Certificates are executed**
- 2) Follow all federal, state and local rules and regulations**

New Business Continued:

Tilt Trailer Quotes – Four tilt trailer quotes were presented to the Board for consideration. The lowest quote was for a trailer from Hoover Tractor in the amount of \$8,824.98. After discussion the following motion was made:

On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to approve the purchase from Hoover Tractor for a tilt trailer in the amount of \$8,824.98 once they provide a quote with their Co-Stars number.

Letter to Auditors regarding bonuses – The Board discussed the need for approval from the Township Auditors to give the Roadmaster an end of year bonus. **On motion by Ross Smoker, seconded by Mark Strawser, and Board acclamation to prepare a letter to the Township Auditors to allow a bonus payment of \$200 to the Roadmaster and allow the Manager to advertise when the meeting will be held.**

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Fifteen Percent Slopes added to Zoning Permit Applications – At the last Planning Commission meeting it was recommended that a fifteen percent slope question be added to the township's zoning permit application.

On motion by Mark Strawser, seconded by Ross Smoker, and Board acclamation to add the fifteen percent slope question to the zoning permit application effective immediately.

Set Land Development Waiver Hearing Date for Carl Leitzel Subdivision or act on Modification – Brad Zeigler representing the Carl Leitzel subdivision has applied for a modification from the Subdivision and Land Development Ordinance section 412 Steep Slopes. Jim asked the Board if they would like to grant a modification or hold a hearing which allows adjoining land owners to take part in the process. After discussion the following motion was made:

On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to set a Waiver Hearing for the Carl Leitzel waiver from fifteen percent slopes section 412 of the Subdivision and Land Development Ordinance on December 4, 2024 at 6 pm.

Executive Session: An executive session was held from 7:02 pm until 7:13 pm to discuss personnel matters.

Old Business:

Steve Pope's 180 Day Review – Steve Pope's 180-day review was received and reviewed by the Board. Steve works on the Road Crew part-time. **On motion by Mark Strawser, seconded by Ross Smoker, and Board acclamation to increase Steve Pope's hourly rate by fifty cents from \$16.50 to \$17.00 per hour effecting November 11, 2024.**

Reports

- Julie Hartley, Township Manager, Written Report Provided
- Mark Strawser, Roadmaster, Written Report Provided
- Julie Hartley, Zoning Officer, Written Report Provided
- Colin Rice, Emergency Management Coordinator, No Report
- Jim Bathgate, Township Solicitor, No Report

Public Comment:

Colin Rice – Colin suggested that the Township place a warning about burning during dry conditions on the Township's website. **On motion by Isaac Ramer Jr., seconded by Ross Smoker, and Board acclamation to add the no burning suggestion during dry conditions to the Township's website.**

Jan Ritter – Jan asked the Board if they knew what the Selinsgrove Center was doing at their one building which appears to be in the process of a remodel. The Board were not aware of what was being done at the building but suggested she contact a state representative such as David Rowe or Lynda Culver.

FYI:

- ACH Report of 10.31.24 Payroll
- 10.16.24 to 11.6.24 Check Register

Land/Subdivision:

- Carl & Ladawn Leitzel, Subdivision, filed 7.23.24, due 1.19.25
- Brian Snyder, Waiver from Land Development, filed 9.19.24, due 11.18.24, hearing 11.6.24
- Larry & Lynn Klinger, Subdivision, filed 10.15.24, due 1.13.2025
- Nicole & Brett Ressler, Subdivision, filed 10.14.24, due 1.13.25
- Enos Yoder, Land Development, filed 10.14.24, due 1.13.25

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Approval of Accounts Payable (State and General Funds)- On Motion by Ross Smoker, seconded by Mark Strawser, and Board acclamation, to pay bills.

Adjournment - On motion by Ross Smoker, second by Isaac Ramer Jr., and Board acclamation the November 6, 2024 Supervisor's Meeting was adjourned at 7:24 PM.

Respectfully Submitted,

Julie Hartley
Manager