

**LOWHILL TOWNSHIP
BOARD OF SUPERVISORS
MAY 3, 2018
MEETING MINUTES**

The Lowhill Township Board of Supervisors meeting was called to order by Chairman Richard Hughes at 7:30 pm. Also present were George Wessner, Jr., Vice Chairman; Robb Werley, Member; Brian Carl, Administrator; Ryan Christman, Engineer; Keith Strohl, Esq., Solicitor and Secretary Jill Seymour.

After the Pledge of Allegiance, Richard Hughes announced there was an executive session on April 18, 2018 to discuss real estate. Richard Hughes and Robb Werley were present.

Robb Werley made a motion to approve the April 12, 2018 meeting minutes, as written. George Wessner, Jr. seconded the motion. Richard Hughes made a motion to pay the monthly bills, as submitted. Robb Werley seconded the motion.

East Penn Storage Land Development - Preliminary plan dated 3/13/2018 - 3176 Route 100. Richard Hughes made a motion to accept the preliminary plan for review. Robb Werley seconded the motion. Ryan Christman said some configurations on the buildings have changed and the driveway changed due to PennDot. Brian Carl said the Knox box will need to be shown on the drawing along with some additional trees and a storm water note, Richard Hughes made a motion to approve the preliminary plan with added comments. George Wessner, Jr. seconded the motion.

Ronald Weber (Evergreen Hideaway) Land Development - Sketch Plan dated 4/12/2018 - 6702 Narris Road. Richard Hughes made a motion to accept the sketch plan for review. Robb Werley seconded the motion. Larry Dorsch of the Lowhill Township Planning Commission said they had an hour long discussion about Evergreen Hideaway. All their notes and discussion is on the draft minutes. According to the administrators notes, there is no septic system onsite, one will be required for proposed use. The property is only accessible via a single driveway which is currently 10' wide and only allows for one vehicle. The driveway would need to be widened to allow for two lanes of travel and a minimum on 20' wide per Zoning section 933. The existing driveway does not appear to meet the current driveway ordinance because of slope and design where it meets Narris

Road. The plan shows 44 parking spaces. Section 930 of the Zoning Ordinance requires a minimum of one parking space per four members for a membership club. The proposed use should be discussed with PennDot due to the increase in traffic at the intersection of Route 100 and Narris Road. The Township should evaluate Narris Road to see if any improvements are needed, especially since there has been a history of repairs needed to the shoulder, embankment and guiderails along the roadway. Site lighting shall not leave the property boundaries. The building and site will be subject to all Building Codes as part of the change of use. A Knox Box shall be added on the building to allow for access of Emergency Services. The Germansville Fire Department shall receive a copy of the plan for review since this structure is within their district. The proposed use could potentially allow for a large amount of people on site with limited access, significant elevation and inside an open wood structure. Notes shall be added allowing the Township to access the property in order to inspect storm water BMP's. The maintenance of these facilities will be the sole responsibility of the property owner however if these facilities are not maintained properly, the Township shall have the authority to perform the work and seek full reimbursement of the costs and services. The property currently contains a large amount of wooded area. In the event the existing trees are removed and the building/lighting is exposed, new trees should be planted. Mr. Weber is proposing to use a shuttle bus service to keep the traffic flow to a minimum. With the square footage of the building, including space that will not be used a minimum of 9 toilets are required in the bathroom. Mr. Weber will have four toilets and if the number of people in attendance requires more, porta potty's will be used. Ryan Christman: The biggest issue is one lane going in and out of the property, storm water management and it needs more contours. Mark Bradbury of Martin, Bradbury and Griffith was present on behalf of the Weber's. He would like to meet with Brian Carl and Ryan Christman to look at Narris Road. There is no way to change the slope of the existing driveway. He will evaluate the driveway to see if they can get the full 20' width and also do additional septic testing. The site lighting will not be an issue. There will not be any heating or air conditioning installed in the building. The building will only be used for events 5-6 months out of the year, approximately 10 events per year. Brian Carl said there would need to be a waiver for our driveway ordinance. Mr. Bradbury said they do not want many cars on the property. Only handicap or special needs will be parking on the property, all others will be shuttled in on a shuttle bus from local hotels and they spoke with the church and will also be shuttling people from the church to the venue. George Wessner, Jr. is more concerned by the condition of Narris Road than the slope of the driveway at this point. Richard Hughes wants to stick with our ordinance and is against giving a variance. This is his opinion only, he is not speaking for the Board. George Wessner, Jr. is against using grass pavers to make the driveway wider. Maximum slope is 11%, the first 25' of the driveway must be

paved and can't go over 4' is how our driveway ordinance reads. Bonnie Weber asked Brian Carl about not doing events in the winter. Brian said it's an issue of safety and land development. Mr. Bradbury is confident that he can stay under an acre of disturbance and not have to get a Nepta permit, which takes up to a year to receive. Robb Werley said at this point he can't say yay or nay due to all the answers are unknown. George Wessner, Jr. asked is the stone areas need to be paved. Brian Carl said, no they do not. The first 25' of the driveway will need to be paved and at a 4% slope. Brian is confident that the only viable option would be to pave the entire driveway, with the slope. Mr. Weber believes that Narris Road has been an issue since day one and it's the Township's responsibility to make the necessary repairs. He said that motor homes will continue to use the road regardless. George Wessner, Jr. likes what they are trying to do with the events and thinks it's a good idea, however all issues still need to be addressed. Mrs. Weber asked if stipulations could be added if the property was sold. Keith Strohl said that you can't put stipulations on a new owner, it would have to go on the deed. Mr. Bradbury said if the Board will not give a variance on the slope of the driveway, there is no point in continuing with the plans. Richard Hughes made a motion to deny the sketch plan. Robb Werley seconded the motion. Motion carried.

Keith Strohl sent an e mail to the Supervisors with wording for the in lieu of health insurance coverage. The employee must have proof of a compliant plan. The Board approved the verbiage, Keith will get the handbook updated for the June meeting.

An e mail was received from Attorney Kantra about a possible Zoning issue. There is a challenge to our zoning ordinance about not allowing advertising signs in our Township. Keith will attend the Zoning Hearing in June to represent the Township. Brian Carl said we will be falling back on our comprehensive plan we have with surrounding Township's.

There is nothing new to report on the MS4. Ryan Christman and Brian Carl met with County Conservation at Cottage Gates. They were given ultimatums to clean up the property. The builders are doing the bare minimum for the MEPES permit, then the new owners are putting in ground pools in and detached garages that are not permitted with the lot size.

We approved resolution 18-3 at the April 12, 2018 meeting for the multi municipal plan. We didn't have it at the time, we just need to sign and then it will be sent to Slatington Borough to sign.

Robb Werley had a resident ask why Winchester Road was closed and he can't access the game commission. At this time, we are waiting to hear if the game commission is going to take ownership of the road. Charles Waters will report at the next meeting. Brian Carl said we can't move the barricades back 100' due to the liability on our part since we are not maintaining the road.

We do not need to do a full blown traffic study to install a stop sign at Farrier Road and Orchard Road. Ryan Christman can go look at it and make a recommendation. George Wessner, Jr. said he thinks it's just a safety issue and has no problem with putting up a stop sign. The current stop sign on Farrier Road is on the wrong side. Joe Kalusky will go move it to the correct side of the road.

Brian looked at Northlane Estates. He would like the driveways in as a binder before Mr. Handwerk has the blacktop put on. Once the driveways are complete, it is ready for blacktop. The farmer across the way stopped in to see Brian and said the water is over shooting and laying in his field. Before we release Northlane Estates, everything will be looked at to make sure all is in compliance.

Joe Kalusky: April anti-skid cleanup was done, cold patch and crack sealing was done. In May they will tree trim, oil and chip and continue to clean up anti-skid.

Nothing new on the Kristofik enforcement. Mr. Divers still wants to purchase the property. Nothing new on the Wassum enforcement. Nothing new on Bear Bridge, we should hear something by June about money available. Bittner's Corner received the final approval and are going out to bid. They are moving forward on getting the temporary bridge.

Steve Lear from the Planning Commission sent an e mail to the Board to discuss the ATV Ordinance.

No road bids were received. We can either rebid or use CoStars.

The Pennsylvania State Police sent our statistics from January 1 through December 31, 2017. 2 burglaries, 2 criminal mischief, 11 thefts, 49 crashes (23 non-reportable), 8 DUI arrests (6 on view and 2 crash related), 51 alarms and 87 citations. Since there were 11 thefts reported, the standard recommendations are as follows: Lock your residences, lock vehicles and remove keys, remove items of value (lap tops, GPS, purses) from vehicles, remove suction cup mounts from the window (thieves believe the items are in the glove box) and remain vigilant and report all suspicious activity to the PA State Police.

Richard Hughes made a motion to adopt resolution 2018-4 Pledging support of the pending legislation to amend the constitution of the Commonwealth of Pennsylvania for legislative and Congressional Redistricting. Robb Werley seconded the motion. Motion carried.

Richard Hughes opened the floor for public comment. Diane Marshall wanted to thank the board for adopting and supporting resolution 2018-4. Carol Betz attended the last TCC meeting, where House Resolution 2-91 was discussed. She recommends the Board take a look at this house resolution, at this time, the County collects our earned income tax. Under this resolution, the State would do a study and do a State wide collection. The Township could write a letter to Gary Day asking that the collection remains with the County. She would also like to request meeting pay for attending the two TCC meetings per year. Heidelberg pays their tax collector for attending. Richard Hughes made a motion to pay Carol Betz \$50 per meeting, not to exceed two TCC meetings per year. Robb Werley seconded the motion. Motion carried. Frank Bartholomew provided an update on Hazard Mitigation. Drug overdoses, invasive species and weather will be added to our Hazard Mitigation plan. Richard Hughes made a motion to accept the bid from D'Angelo Brothers for line painting at .11 cents per linear foot for a total of \$11,616. George Wessner, Jr. seconded the motion. Motion carried. Richard Hughes made a motion to transfer \$259.56 from the Recreation account to the General Fund for our road employees hauling infield dirt for the Northwestern Recreation Fields. Robb Werley seconded the motion. Motion carried.

Robb Werley made a motion to adjourn. George Wessner, Jr. seconded the motion.

The Lowhill Township Board of Supervisors meeting was adjourned at 9:00 pm.

Respectfully Submitted,