

Workshop
August 24, 2016

The Workshop convened at 8:40 a.m.

Those in attendance: Joe Gregory, Dean Patches, Colleen Gallo, Ed Wenger, Jennifer Harding, Jeff Werner, Jeff Golding, and Mickey Gartlan.

New Business

RV Parking

The question was presented that based upon Chapter 27 §1419, if RV's can be parked in the front yard of an Ag District? After review of the ordinance it was determined that as long as it is not parked in the road right-of-way, it is allowed.

In-Laws Quarters

Discussion was held as to what prompts septic reviews for an expansion of a structure for in-laws quarters. Jeff Golding suggested reviewing the DEP septic tank requirements as the Township Ordinance does not specify the indicators for having to expand a septic system or prompt an inspection from a SEO.

Burning Ordinance

The County is currently under a burn ban, implemented by the County Commissioners. Enforcement is proving to be a challenge. Language is being prepared to include a section in the Township's burning ordinance to include enforceability during a county-wide burn ban.

Discussion was held that a resident may attend to discuss the possibility of adding a driveway and parking area to the Mountville United Methodist Church's cemetery.

Township Staff

Mr. Oxenreider of the road crew has given notice and his last day will be tomorrow.

Supervisor Gregory moved to authorize the advertising of a full time position road crew position requiring a CDL license, certification A preferred. And experience in diesel mechanics. Seconded by Supervisor Patches. All voted in favor; motion carried.

Jeff Werner commented on the noticeable progress the road crew is making.

Supervisor Patches moved to authorize the hiring of a temporary part-time road crew person in the interim until a full time replacement can be found. Seconded by Supervisor Gregory. All voted in favor; motion carried.

SALDO

Currently the SALDO does not specify a submission deadline.

Discussion was suspended pending the arrival of Marian Meily and Jeraldine Light representing the Mountville United Methodist Church. Their plans for a driveway and parking area for the elderly and handicapped were discussed. A site meeting is to be scheduled with the Road Foreman to verify sight distance.

SALDO – continued

Discussion continued and it was determined that language is to be prepared for addition to the Minor and Major Subdivision sections that a plan would need to be submitted at least 11 days prior to planning commission. Clarification was requested if the 11 days could include the day of the planning commission meeting and was determined that would be acceptable.

Chapter 18 – Penalties

Discussion was held that restitution needs to be required before a case is withdrawn to recoup fees and costs. Attorney Gallo works with another municipality that has a policy in place to recoup these fees. She will forward a copy of the policy for review.

Supervisor Patches reported that he had attended a meeting with other township's in the Northern Lebanon area to discuss challenges being faced by the municipalities. Effective code enforcement is a main concern.

Old Business

Conditional Uses / Special Exceptions

Attorney Gallo reviewed the various sections of the zoning ordinance and found that although they are not all worded the same, each section does mirror each other in content.

Zoning – R-4 Community – Maximum Lot Density

Attorney Gallo and Jeff Golding reviewed the R-4 Community language. No problems were found. The community section must however be read as a comprehensive section or by reading only one or two paragraphs, it will be misleading.

R-3 Mobile Home Communities

After review of this section and the impact on existing communities, no zoning changes were found to be warranted. Definitions will need to be changed to meet current Federal standards.

Sidewalk Maintenance

Jeff Golding is reviewing the draft Jonestown Borough ordinance. To meet the needs of the township, he is planning on rearranging the sections. Once reviewed and modified to the needs of the township, this will create a modified Chapter 21 which will include three sections to include Streets, Sidewalks and Driveways, eliminating the need for three separate ordinances.

Festival and Amusement Ordinance

Modified sample ordinances were provided by the Township for review. Members were asked to review the samples for discussion at the next workshop.

Enforcement

Information was received from the GLRA regarding a property that is currently demolishing a home. Ed Wenger was in contact with the UCC division to notify them of the situation. The GLRA will be contacted to find out what they are currently investigating to eliminate any duplication. Discussion was held about contacting the Conservation District but the amount of land disturbance is below their threshold.

Land Purchase – Old Route 22

An update should be available sometime after Labor Day. The current purchase agreement expires in November. After the next update, we should have a better understanding if the purchase agreement will need to be extended.

With no further comment or discussion, the workshop adjourned into Executive Session to discuss a Personnel Matter and a matter of Potential Litigation at 11:23 a.m. No further action will be required.

Respectfully Submitted,

Jennifer Harding
Mickey Gartlan