

**Eden Township Board of Supervisors**  
**Minutes of the February 12, 2024 Meeting**  
**489 Stony Hill Road, Quarryville, PA 17566**

**Call-to-Order:** Supervisor Joseph Rineer called the meeting to order at 7:00 pm followed by the Pledge of Allegiance.

**Attendance:** Supervisors Joseph Rineer, David Rineer and Lawrence Stoltzfus; JD Shaubach and Szilvia Troutman. Also, the following members of the public: Robert Mentzer, Melvin Stoltzfus, Rick Ely, Glenn Morrison, Jason Skonberg, Sam B. Fisher, Matt Vickers, Omar F. Esh, Tom Cook, Joseph Beiler, Lois Skiles and Perky Fredricks.

**Public Participation:**

**Matt Vickers** (R. Work Excavating) was in attendance to request deferment of land development for Lot 7 in the Quarry Edge Industrial Park. Joseph Rineer made a motion to approve the request in line with Twp Engineer Ed Fisher's recommendation (a land development plan is to be submitted within 5 years regardless of whether the currently leased lot is purchased; the property is only to be used for the purpose specified in the deferment request; the deferment is only for R. Work Excavating and may not be transferred to any other entity; and permits must be obtained for all temporary structures placed on the lot) and to allow for additional time extension requests if necessary. The motion was seconded by David Rineer and passed unanimously.

**Tom Cook** (16 Picadilly Hill Rd) asked questions about the 2024 budget and the funding for the proposed building project.

**Lois Skiles** (263 Stony Hill Rd) spoke on behalf of the Twp Planning Commission and shared their concerns about the cost of the Township's proposed building project. The preliminary cost estimate to construct a new equipment garage and office is ca. \$1.2 million – the Township has \$250,000 in ARPA funding and the Building Fund and submitted a pre-application to USDA to apply for a loan under their Rural Facilities program. The Planning Commission did not give their support to the application because they felt that the Township should stay humble and not go into debt, creating a need to raise taxes. They recommended building in phases as funds are available. They are not opposed to improvement but were uncomfortable with the proposed amount to be borrowed. They also felt that more should be spent on road repairs. Joe Rineer explained the background to the proposed building project and the last-minute effort to submit the pre-application to USDA. To determine whether the Township would qualify for the loan and potentially receive funding in 2024, the pre-application paperwork had to be submitted in January. In addition, the ARPA funding must be under contract by the end of 2024 or returned. The Supervisors took preliminary steps toward securing funding and will do everything in their power to substantially reduce the cost of the building project by utilizing COSTARS and other cost saving programs. More frequent meeting attendance was discussed to improve communication between the boards.

**Omar F. Esh** (353 Camargo Rd) gave an update on his building plans – the plan for a 2,500 sq ft building was approved by Building Code and construction is expected to be completed by June/July 2024. Mr. Esh inquired about the enforcement that had been initiated against him and offered to pay half of the \$5,000 fine up front to speed up the process and avoid problems with him getting approved for a loan. Szilvi will check with the Twp Solicitor, but the bank is expected to unfreeze Mr. Esh's account within the week.

## **Public Hearing – Adoption of Ordinance #2024-02 – Amended and Restated Zoning Ordinance**

1. The public hearing to consider adoption of Eden Township’s Amended and Restated Zoning Ordinance was called to order by Joseph Rineer at 8:06 pm.
2. A summary of proposed changes was made available to members of the public. During the public comment period, no comments were received.
3. The public hearing was closed following a motion by Joseph Rineer and seconded by David Rineer.
4. On a motion by Joseph Rineer and seconded by Lawrence Stoltzfus, the Supervisors voted to adopt Eden Township’s Amended and Restated Zoning Ordinance (**Ordinance #2024-02**). Motion carried unanimously.

**Special Meeting Minutes:** The minutes of the January 8, 2024 Supervisors meeting were reviewed. Lawrence Stoltzfus motioned, Joseph Rineer seconded to approve the minutes; motion carried unanimously.

**Supervisors Meeting Minutes:** The minutes of the January 8, 2024 Supervisors meeting were reviewed. Joseph Rineer motioned, David Rineer seconded to approve the minutes; motion carried unanimously.

**Treasurer’s Report:** The Treasurer’s report for January 2024, in the amount of \$805,081.43 (attached), was approved on a motion by Joseph Rineer and seconded by Lawrence Stoltzfus; motion carried unanimously.

**Payment of Bills:** The list of bills to be paid in February 2024, in the amount of \$57,885.48 (attached), was approved on a motion by Joseph Rineer and seconded by David Rineer; motion carried unanimously.

**SEO Report:** No report.

**Tax Collector’s Report:** No report.

**Zoning Officer’s Report:** The Zoning Officer’s report listed activity in the amount of \$83.50 for the month of January 2024 plus \$1,050 in stormwater application fees and escrow. The occupied camper between Furnace and Haiti Rds has been vacated. The property owner planned to use it for storage but will be told by Solanco Engineering to have it removed from the property.

**Road Work Report:** The Road Work report of activity in January 2024 was reviewed.

**Solanco Public Safety Committee:** No report.

**Emergency Management** Rick and Jason conducted damage assessment after a rainstorm and will contact PennDot about a clogged pipe on May Post Office Road that caused flooding and road closures. The risk assessment worksheets are almost completed, and the Hazard Mitigation survey will be included in the spring newsletter. Rick and Jason will attend the Peach Bottom Exercise at Quarryville Borough. The Farm Safety Day will be held at Bart Fire Company on April 13, 2024. Quarryville Fire Company will host a car seat safety check event. The Supervisors approved Rick and Jason’s attendance at the PSATS Conference. Daniel Glick at 705 Valley Rd used PennDot’s pipe again for pumping manure under the road – this is not allowed and caused a major manure spill in summer 2023. JD will notify PennDot.

**Southern Lancaster County Inter-Municipal Council:** No report.

**Correspondence:** Received correspondence was reviewed and disseminated.

## **Old Business:**

Rail Trail MOU: No update.

USDA Rural Facilities Loan Pre-Application Update: The preapplication was submitted. The updated preliminary cost estimate that includes the office added to the equipment garage building came to \$1.2 million, with \$955,600 requested as a potential loan. These numbers are considered preliminary and were used for pre-application purposes.

## **New Business:**

Ordinance #2024-03– Street Excavation Ordinance: On a motion by Joseph Rineer and seconded by David Rineer, the Supervisors voted to adopt **Ordinance #2024-03**, Eden Township’s Street Excavation Ordinance. Motion passed unanimously.

Ordinance #2024-04– Small Wireless Facilities Ordinance: On a motion by Joseph Rineer and seconded by Lawrence Stoltzfus, the Supervisors voted to adopt **Ordinance #2024-04**, Eden Township’s Small Wireless Facilities Ordinance. Motion passed unanimously.

Resolution #2024-02-12-01 – Street Excavation and Small Wireless Facilities Fee Schedule: On a motion by Joseph Rineer and seconded by David Rineer, the Supervisors voted to pass **Resolution #2024-02-12-01**, Eden Township’s Street Excavation and Small Wireless Facilities Fee Schedule. Motion passed unanimously.

Return of SW Escrow – Eva Yarris/Robert Aselage (241 Eden Rd): On a motion by Joseph Rineer and seconded by Lawrence Stoltzfus, the Supervisors voted to return \$26,433.61 held in stormwater escrow for the Yarris building project (241 Eden Rd). Motion carried unanimously.

Street Numbering – Quarry Edge Drive: The lots in the industrial park were assigned street numbers by Solanco Engineering, which caused confusion because street numbers had already been assigned by Gerry Parker and were reflected in the Township’s property files. However, the numbering must not have been communicated to County GIS and other agencies, except for Lot #4. Solanco Engineering then renumbered the lots to reflect the Township files.

Escrow Reduction Request – Leader Enterprises (Quarryville Industrial Properties): On a motion by Joseph Rineer and seconded by David Rineer, the Supervisors approved the request to reduce the Letter of Credit held as improvement guarantee for the industrial park and release \$219,142.65. Motion carried unanimously.

Solanco Building Supply (Quarryville Industrial Properties Lot 3) Violation Issue: The Supervisors set a deadline to get the lot cleaned up by March 7, 2024, and agreed with the Twp Engineer’s recommendations: Solanco Building Supply must submit a land development and stormwater plan by June 2, 2024 and be fully in compliance by October 31, 2024. Any changes should be reported to the Supervisors.

Conditional Use Hearing Date – GSPP Holdco V LLC and Keen & Green LP (49 Stone Rd): The hearing date was set for 6:30 pm on March 14, 2024. The hearing will be held in the municipal garage to allow for sufficient space.

Complaint re. No Property Maintenance – 417 Camargo Rd: This matter was tabled until April.

## **Public Participation:**

Rick Ely mentioned a purchasing program named Sourcewell (similar to COSTARS) as an additional resource.

**Adjournment:** A motion to adjourn the meeting was made by Joseph Rineer and seconded by Lawrence Stoltzfus; motion carried unanimously. The meeting adjourned at 9:04 PM.

Respectfully submitted,

**Szilvia Troutman**

**Joseph L. Rineer**

**David G. Rineer**

**Lawrence M. Stoltzfus**