

**HAINES TOWNSHIP
BOARD OF SUPERVISORS
MAY 20, 2021**

On May 20, 2021 at approximately 6:33 p.m., Chairman Daryl Schafer called the regular monthly meeting of the Haines Township Board of Supervisors to order. The meeting was held in the Haines Township Building located at 153 S. Rachel's Way in Aaronsburg, PA. The call to order was followed by the pledge of allegiance, a moment of silence and Board Introductions. In attendance: Officials - Chairman Daryl Schafer, Vice-Chair. Delmer Homan, Supervisor Fred Lingle, Secretary-Treasurer Susan Wenrick, SEO & Z.O. Pamela Winter, HWMA Secretary Tracy Ridenour, PVEMS representative Bari Deaven, HAMA Secretary-Treasurer Patricia Valentine, Roadmaster-Mark Hosterman, Special Guest – Gabriel Hutchinson with LGN Management, LLC, Residents and other interested parties numbering approximately 23. Due to the COVID-19 pandemic, the Governor of PA has mandated that the public maintain social distancing measures and wear masks or other facial coverings in public spaces.

REQUEST TO ADDRESS THE BOARD:

Gabriel Hutchinson with LGN Management, LLC was present to present a preliminary Land Development Plan for a Dollar General store in Aaronsburg. Mr. Hutchinson's intention was to inform the public of their proposed plan to place a Dollar General on the current site of the Schafer's Cottages in Aaronsburg. Mr. Hutchinson displayed a copy of the preliminary Land Development Plan which showed the placement of the store, parking, a proposed retaining wall, catch basin /storm drain area for required Stormwater Management and he also displayed a facsimile of the proposed exterior of the store. LGN Management LLC also officially requested a reduction of parking spaces under the existing requirements in the Township's Zoning Ordinance.

Mr. Hutchinson was interrupted numerous times to answer public questions and the public comments period of the meeting overlapped the time allotted for the presentation.

PUBLIC COMMENTS:

Not all attendees waited to be recognized, or gave their name and residency when speaking. Several times people were speaking at the same time, which made it more difficult to respond appropriately. Comments and questions arose on a variety of topics, including: the total water usage of the proposed Dollar General and concerns that it could be a burden on the existing water system, Stormwater Management and drainage issues that could affect flood prone areas along Tattletown Road due to an increase of the site's proposed impervious area, the historic nature of the Village and the cottages, concerns over traffic congestion, speeding and sight obstructions at the intersection of Tattletown Road and State Route 45, questions about having an area in the parking lot for Amish buggies and questions on what the benefits of having a Dollar General would be for the community at-large.

It was clarified at the meeting that the proposed Land Development Plan presented by Mr. Hutchinson falls under the purview of the Centre County Subdivision and Land Development Ordinance and the Centre County Planning Commission shall have the authority to review, approve or disapprove any Subdivision or Land Development plans. A pre-submission conference was held between the County Planning staff and the applicant for this proposed land development, which is recommended by the County but is optional. *Note: The Centre County Planning Commission uses a checklist to determine if a submission is complete under the requirements of the SALDO, which includes engineering details for Stormwater Management and PENNDOT reviews for any traffic studies or highway occupancy permits. It was suggested that specific concerns be addressed to Christopher Schnure at the Centre County Planning Office.

Several other attendees added responses to questions raised during the meeting. Some of their comments included: the water usage for the proposed store would be less than the existing usage by the house and four cottages, Mr. Hutchinson said the proposed plan includes 2 toilets, a mop sink and a drinking fountain, the cottages were built in the 1930s but are not necessarily historic, the owners were trying to find someone to buy and move the cottages, and the Dollar General has a program where they do grants to support community initiatives.

The LGN Management LLC letter requesting a reduction of parking spaces was read aloud by Daryl Schafer. The reasons for the request included their own calculations for needing only 25 spaces based on potential customers on an hourly

basis, the decrease in spaces will reduce impervious areas and will assist with stormwater runoff and the reduction in parking spaces would mean more pervious area which would give them the opportunity for the placement of additional landscaping and shade trees. The Haines Township Planning Commission approved the request for reduced parking spaces at their meeting on May 12, 2021.

Fred Lingle motioned to grant relief to LGN Management LLC from the required parking spaces for the proposed retail store as referenced in the Township's Zoning Ordinance. The relief would allow for 30 parking spaces instead of 36 parking spaces. Delmer Homan seconded the motion and the motion was carried.

Vote: F. Lingle – Yes D. Homan – Yes D. Schafer – Abstained.

MINUTES APPROVAL: Delmer Homan motioned to approve the meeting minutes as presented for 04/15/21. Fred Lingle seconded the motion and the motion was carried. Vote: D. Homan – Yes F. Lingle – Yes D. Schafer – Yes

TREASURER'S REPORT: Fred Lingle motioned to approve the Treasurer's Report for 05/20/2021 as presented. Delmer Homan seconded the motion and the motion was carried. Vote: F. Lingle – Yes D. Homan – Yes D. Schafer – Yes

ROADMASTER REPORT:

Mr. Hosterman reported that the Dirt & Gravel Low Volume Road Project on Ingleby Road was scheduled to begin on Monday, June 7th and end by Friday, June 11th. Signage and flyers for the project will go out next week and emergency services will be notified. The road crew has been prepping for the start of the DGLVR project and they have been mowing. On May 17th the road crew removed the old basketball court at the Don Wert Memorial park for the Aaronsburg Civic Club, who plan to resurface the site. Mr. Hosterman has received several COSTAR quotes for a new backhoe using the Township's backhoe as a trade-in. The current quotes minus the trade-in values: Groff -\$90,407.20, John Deere - \$87,351.70, Cleveland Brothers - \$97,270. Mr. Hosterman will attempt to negotiate a better price from these vendors to get it closer to the amount the Township budgeted for a backhoe. The Board agreed to a COSTAR purchase of a backhoe if Mr. Hosterman is able to reduce the final cost.

Bari Deaven asked to speak and commended the Township's Road Crew for doing one of the best jobs she has seen concerning weed control.

PERMITS: For April: CKCOG (4) and Zoning (10).

HTPC: No report; no member in attendance.

PVRPC: Next meeting May 25th. The PVRPC is working on hosting an informal meeting of all water authorities and operators in the P.V. area. The purpose is to open the lines of communication and see if they can share costs of chemicals and perhaps have a circuit rider in P. V. to assist or backup current operators.

HAMA: HAMA Secretary-Treasurer, Patricia Valentine said she will be sending copies of HAMA's March & April meeting minutes and their April & May Treasurer's reports to the Board of Supervisors via email. Mrs. Valentine reported they are having approximately 60 acres of timber harvested. They reapplied for a CDBG grant in the amount of \$200,000 for the purchase of generators for two wells and fencing for well number eight. Mrs. Valentine also mentioned that HAMA would be sending a letter requesting funding from the Township's allocation of federal monies under the Covid-19 American Rescue Plan.

HWMA: HWMA Secretary, Tracy Ridenour provided the Board of Supervisors with copies of their April meeting minutes and May Treasurer's report. The Board also received HWMA's request for funding from the Township's Federal Relief Funding allocation. Ms. Ridenour stated the bid they received on May 10th for their current project was over their bid estimate by \$160,689. HWMA is trying very hard to find new funding resources.

PVEMS: Township representative Bari Deaven was present and asked the Board if they felt the PVEMS needed to have a certified audit. The cost for a certified audit could be in the range of \$3000 to \$5000. The pros and cons were briefly discussed and Daryl Schafer suggested he take the topic to the P. V. Regional Planning Commission's next meeting and get the opinion of other P. V. officials.

CORRESPONDENCE: All correspondence listed on the agenda had been reviewed by the Board. In response to an email request to ask PENNDOT to consider placing a traffic mirror at the intersection of Tattletown Road and S. R. 45, Daryl Schafer motioned to send a request letter to PENNDOT and ask them to look at the traffic situation at that particular intersection and see if a traffic mirror could be beneficial. Delmer Homan seconded the motion and the motion was carried. Vote: D. Schafer – Yes D. Homan – Yes F. Lingle – Yes

The Board received a letter from Con-Stone, Inc. asking them to zone all of Con-stone, Inc. lands for their intended use of limestone mining. If the lands are put in the Industrial District, the lands could still be used for agricultural purposes and they cannot mine any additional sites unless they are permitted through DEP. Fred Lingle was in agreement to change their zoning district designation and motioned to grant the request to change all of their lands to the Industrial District. Delmer Homan seconded the motion and the motion was carried.

Vote: F. Lingle – Yes D. Homan – Yes D. Schafer – Yes

Pamela Winter asked the Board if they had questions concerning the septic tanks and community system inspection she performed for Powdr-Woodward PA, LLC. Most of the tanks were already pumped and everything, including the baffles, seemed fine.

OLD BUSINESS:

The Board discussed two draft ordinances; one for abandoned vehicles and the other addressed open burning. The Board was asked to email any deficiencies they saw in the drafts to the Secretary and she will forward all of their comments to the Township’s solicitor.

Mr. Lingle said he wanted to know the status of the draft sketch for the building renovations. Delmer Homan said he would talk to the party doing the sketch plan. The Township was offered a free residential hookup under their agreement with Atlantic Broadband but Mr. Lingle feels it is up to the Secretary-Treasurer if she wants to use their service. The Township would be responsible for the installation.

NEW BUSINESS:

Daryl Schafer motioned to adopt Resolution No. 08-2021, a resolution adopting the Centre County 2021 Hazard Mitigation Plan update. Fred Lingle seconded the motion and the motion was carried.

Vote: D. Schafer – Yes F. Lingle – Yes D. Homan – Yes

ADJOURNMENT:

Fred Lingle motioned to adjourn the May 20, 2021 monthly meeting of the Haines Township Board of Supervisors at approximately 8:52 P.M. Delmer Homan seconded the motion and the motion was carried.

Vote: F. Lingle – Yes D. Homan – Yes D. Schafer – Yes