

MINUTES OF THE COLERAIN TOWNSHIP SUPERVISORS – the Regular Monthly Meeting Wednesday July 21, 2021 of the Colerain Township Board of Supervisors was called to order by Chairman, Scott E. Shoemaker with a moment of silence followed by the Pledge to the Flag. Supervisors present were: Scott E. Shoemaker, Samuel R. Reinhart, and Robin Church. Carmen B. Wiker, Secretary was also present. A listing of others in attendance will be kept on file.

As per the revision to the Sunshine Law dated 12/98, the audience was advised that the agenda was available to them. Each agenda item will be introduced, motioned and seconded by the Supervisor(s), item will be opened for discussion for the board, and then the audience, and then a vote called for by the Chairman. The Chairman will again ask for any comments the audience may have at the end of the meeting.

Scott announced that an Executive Session was held on July 19, 2021 from 2:10 P.M. to 3:08 P.M. to discuss employee matters.

Minutes of the Regular Monthly Meeting July 7, 2021 were approved as written.

Unpaid Bills- General Fund and Park Fund

The Bills on Hand were reviewed. *A motion was made by Robin Church and seconded by Samuel R. Reinhart to approve paying bills totaling \$ 29,628.05. Scott called for the vote – All voted “Aye” – motion carried.*

Planning, Zoning and Sewage Enforcement:

- 90-Day extension for Israel Kinsinger for the 881 Pumping Station Road project. Israel’s current deadline is August 1, 2021. His new deadline will be October 19, 2021

A motion was made by Samuel R. Reinhart and seconded by Robin Church to approve the new 90-Day extension for Israel Kinsinger. Scott called for the vote – All voted “Aye” – motion carried.

- 90-Day extension for Samuel Stoltzfus for the 618 Creek Road project. Samuel’s current deadline is July 26, 2021. His new deadline will be October 19, 2021.

A motion was made by Samuel R. Reinhart and seconded by Robin Church to approve the new 90-Day extension for Samuel Stoltzfus. Scott called for the vote – All voted “Aye” – motion carried.

Storm Water

- Improvement Guarantee for Release- John G. Fisher for 101 Tick Hill Road. This is Release #1 and is for \$ 56,093.50. This leaves the 10% contingency remaining in the amount of \$ 5,369.35.

A motion was made by Samuel R. Reinhart and seconded by Robin Church to approve Release #1 for John G. Fisher in the amount of \$ 56,093.50. Scott called for the vote – All voted “Aye” – motion carried.

- Design Escrow release-Daniel S. Stoltzfus for the 525 Rosedale project. Daniels’ bill totaled \$ 938.50 so his refund is \$ 61.50.

A motion was made by Robin Church and seconded by Samuel R. Reinhart to approve the final refund of \$ 61.50 for Daniel S. Stoltzfus. Scott called for the vote – All voted “Aye” – motion carried.

- Storm Water Agreement- Steven K. Esh for 1880 Georgetown Road

A motion was made by Samuel R. Reinhart and seconded by Robin Church to approve the Storm Water Agreement for Steven K, Esh. Scott called for the vote – All voted “Aye” – motion carried.

Next Meeting for the Supervisors is Monday August 2, 2021, 2020 at 7:00 P.M.

Upcoming Zoning Hearings Wednesday August 11, 2021 at 7:00 P.M.

CASE NO. 2021-02 The application of Aaron F. Stoltzfus will be heard for a Special Exception from the terms of Section 6.28; Kennels. Where a Kennel is being proposed on the property located at 327 Sproul Rd., Kirkwood, PA. 17536 in the Agricultural District.

Public Comment

- Scott Kulicke mentioned the subject of Kennel Licensing and procedure; there was a brief discussion on this process. Also, there was discussion between the board and the audience as to the amount of possible illegal kennels already in the Township, what type of questions the Zoning Hearing Board could ask at the time of the hearing, (Bob Stanley, Zoning Hearing Board member was in the audience) and the possibility of having to hold the hearing in the shop due to many people showing up.

CASE NO. 2021-03 The application of Dwayne A. & Karen J. Peifer will be heard for a Special Exception from the terms of Section 5.01.05 A (2); Concentrated Animal Feeding Operation (CAFO). Where a Concentrated Animal Feeding Operation is being proposed on the property located at 510 Mt. Eden Rd., Kirkwood, PA. 17536 in the Agricultural District.

There was a brief discussion concerning odor control since this is a duck house

Old Business:

- Well Isolation Waiver Request for 1755 Kirkwood Pike. Septic Solutions provided the distance from the neighboring wells. One is 100' and the other is 113'. Due to the size of the lot the new septic cannot meet the 100' distance from the well that is required. A yearly water test will be required as mentioned in the Agreement they will sign.

Public Comment:

- Scott Kulicke asked the board if they had a chance to go over his notes on this subject. The board did and there was discussion concerning how a new buyer would be aware of the waiver, the current agreement that is being used, the fact that the Agreement is recorded with the Recorder of Deeds, the need for water testing on all waivers moving forward including this one, and also the need for measurements from all neighboring wells to be included in the Waiver Request.

A motion was made by Robin Church and seconded by Samuel R. Reinhart to approve the Well Isolation Waiver Request for 1755 Kirkwood Pike to be 80' from well. Scott called for the vote – All voted “Aye” – motion carried.

- Zoning Officer Reports- A request was made by the Planning Commission to list the landowner's name on this report. That change has been made.
- Newsletter Draft- A second draft was reviewed and a suggestion was made to put a few FAQ's the Secretary receives.
- Mellott's Mobile Home Park Annual Permit- Tim Mueller will do another more thorough inspection based off of Ordinance #6 which is an old stand-alone Ordinance that the Zoning Officer was unaware of. The Board will hold off on approving their annual permit until hearing back from Tim and also Eric Frey, the Township Solicitor.

Public Comment:

- Scott Kulicke brought up the Campgrounds and there was a discussion as to whether or not they fall under the same section of the Zoning Ordinance as Mobile Home Parks. The board let him know they are two separate sections.

A motion was made by Scott E. Shoemaker and seconded by Samuel R. Reinhart to not approve the Annual Permit at this time and wait for Tim Mueller's inspection and Eric Frey's advice. Scott called for the vote – All voted “Aye” – motion carried.

- Mellott's Apartment Building- It was noted that Joe sent out another Zoning Violation with a sterner warning.

New Business: There was no new business

Any other business to be brought before the Board:

- Scott Shoemaker addressed Scott Kulicke concerning a conversation between Scott Kulicke and Joe Chrisman, Zoning Officer on July 15, 2021. Scott Shoemaker felt that the subject matter of the conversation should have been brought to the Supervisors and not Joe since it was more or less an employee matter. In the end, there was an agreement that if there is concern come to the Supervisors first (which Scott had done in previous meetings) but under no circumstance should a similar conversation be held without a Supervisor present no matter the employee.
- Scott Kulicke mentioned also that he wants to see the rules followed more closely and feels not doing so hurts the Township.
- New Comprehensive Plan- There was discussion on possibly choosing one representative from each board to attend the County Meetings, scheduling a meeting of all boards in October, the best approach to take in getting organized, updating the Zoning and SALDO Ordinances in order to reflect the new Comp Plan, whether or not to do a joint plan or go it alone, what changes Colerain has had in the past fifty or so years, and how Colerain may be changing now due to the Dairy Industry not doing as well.

Correspondence:

- Stream Crossing Proposed for Jacob Stoltzfus at 276 Highland Road.

Public Comment:

- Scott Kulicke asked about the permitting process and the Board explained it is through DEP.

Adjournment:

There being no further business to be brought before the board, the board, on motion by Scott E. Shoemaker and seconded by Robin Church agreed to adjourn at 8:12 P.M. Scott called for a vote – all voted ‘aye’ – motion carried.

Respectfully Submitted,

Carmen B. Wiker, Secretary

