

# Penn Township Supervisor Meeting

## April 19, 2023

Chairman Jon Payne called the 4.19.2023 Supervisor Meeting to order at 6:02 pm, followed by the Pledge of Allegiance.

**Present included:** Supervisors: Jon Payne and Isaac Ramer Jr., Township Manager Julie Hartley and Jim Bathgate – Solicitor

**Excused:** Ross Smoker

**Public Present:** Bill Kline, Tyler Dombroski, Pete DeWire, Steve Croman, Missy Croman, Allen Hornberger, Fritz Heinemann, Art Thomas and Chris Fetter

**Minutes – On motion by Isaac Ramer Jr., seconded by Jon Payne, and Board acclamation to approve the April 5, 2023 supervisor's meeting minutes.**

### **Persons Present to be Heard:**

**Allen Hornberger, LOMA Application** – Allen Hornberger, representing the property located at 2992 Middle Creek Road, noted that the LOMA application he submitted for his clients shows the lowest elevation of the buildings is above flood grade. Since the application contains three buildings to be taken out of the floodplain instead of one, it requires that the township's floodplain administrator sign the forms. The elevation certificates show that the buildings will be a few inches out of the 100-year floodplain which is what a LOMA application requires. FEMA will make the final determination on whether or not the LOMA is granted. If the LOMA request is granted the homeowners have the option of whether or not they purchase flood insurance. The homeowners have been in contact with their bank and the bank said that if the LOMA is granted that the bank will not require flood insurance on the property. Jim Bathgate noted that the language on the application does not satisfy what the township wants to convey so he drafted a letter to accompany the application. Jim shared the letter's contents and noted that they followed the Township Engineer's recommendations. **On motion by Jon Payne, seconded by Isaac Ramer Jr., and Board acclamation to approve the signing of the LOMA application by the Floodplain Administrator and attach the comment letter that comments on the concerns of the township.**

**Art Thomas, Comfort Station Bids** – Art Thomas of Meck-Tech shared with the Board that the bids came in much higher than expected at \$272,646 for the three lowest bids combined. In 2021 when the budget was first drafted for the Comfort Station it was expected to cost approximately \$121,000. Art recommended to the Board that they reject all bids for lack of a budget. He shared the three reasons that he thinks it was bid high. First reason was inflation, second was using the Penn Bid format and third that contractors are very busy. Five bids were received to the general construction, five for the electrical contract and one for the plumbing. He recommends rebidding the project with paper sealed bids to hopefully bring in local contractors and adding some items as alternates in the bid package. He also recommended a design team meet to fine tune what items will be bid alternates or eliminated. He also offered Meck Tech's services to redesign features and redo the bid packages by the hour not to exceed \$2,500. After discussion the following motions were made: **On motion by Jon Payne, seconded by Isaac Ramer Jr., and Board acclamation to reject all bids because of exceeding the budget. On motion by Isaac Ramer Jr., seconded by Jon Payne, and Board acclamation to authorize Meck-Tech to redesign and rebid the Comfort Station not to exceed \$2,500. On motion by Isaac Ramer Jr., seconded by Jon Payne to rebid the job according to the design team's specifications that includes Township Manager Julie Hartley, Fritz Heinemann of the Russell Foundation, Pete DeWire of ESRRA, Dean Schreiber of ESRRA and Assistant Roadmaster Chad Brandt.**

**Tyler Dombroski, RFQ for Engineering Services for ESP Path Paving** – Tyler shared that the request for quotation yielded three proposals. Larson Design was the lowest bid with the highest presentation score. He recommended to the Board to enter into agreement for Larson Design to engineer the East Snyder Park Path Paving project. **On motion by Isaac Ramer Jr., seconded by Jon Payne, and Board acclamation to accept the Larson Design Proposal for the East Snyder Park Path Paving Project.**

# Penn Township Supervisor Meeting

## April 19, 2023

### **New Business:**

Sign Stone Bids – On motion by Jon Payne, seconded by Isaac Ramer Jr., and Board acclamation to sign the winning stone bid packages.

Medical Marijuana Zoning Ord. Amendment – Jim explained to the Board that the Planning Commission has worked on an amendment for medical marijuana facilities. They thought it was something that was necessary with the other facilities that grow as well as distribute. Our current Zoning Ordinance does not cover this type of use within the township. Growers/processors and dispensaries are by conditional use in the highway commercial zone and growers/processors are by conditional use in the industrial zone. Jim is asking that the Board allow the amendment process to proceed for medical marijuana. **On motion by Jon Payne, seconded by Isaac Ramer Jr., and Board acclamation to move forward on adopting the medical marijuana zoning ordinance amendments on July 12<sup>th</sup>.**

EMS Week May 21-27 – On motion by Jon Payne, seconded by Isaac Ramer Jr., and Board acclamation to proclaim May 21-27 Emergency Management Services week.

Kori Miller Resignation – On motion by Isaac Ramer Jr., seconded by Jon Payne, and Board acclamation to accept the resignation of Kori Miller as Township Secretary-Treasurer.

Demeter Land Development Letter – Letter reviewed with no action.

### **Old Business:**

None

### **FYI:**

- None

### **Land/Subdivision:**

- Bright Farms – Final LD, filed 6.17.20, due 7.13.23

Approval of Accounts Payable (State and General Funds)- **On Motion by Isaac Ramer Jr., seconded by Jon Payne, and Board acclamation, to pay bills.**

**On motion by Isaac Ramer Jr., second by Jon Payne, and Board acclamation the April 19, 2023 Supervisor's Meeting was adjourned at 7:24 PM.**

Respectfully Submitted,

Julie Hartley  
Manager