

DINGMAN TOWNSHIP BOARD OF SUPERVISORS
JUNE 21, 2022 MEETING
AGENDA

1. CALL TO ORDER - Pledge of Allegiance
2. APPROVAL OF MINUTES: May 18, 2022 Regular Meeting
April 28, 2022 Public Hearing Minutes
3. PUBLIC HEARINGS
 - a) Conashaugh Lakes Conditional Use Hearing – Continuance Requested
 - b) Zoning Ordinance Amendment #05-2022 – Self Storage Facilities
4. OLD BUSINESS
 - a) Sunrise Lake Section 9 Water & Sewer
 - b) Preserve at Milford Hills
 - c) Har Haven – Request for Modification to O&M Agreement
 - d) Pike County 911 Office -EMS Dispatching
 - e) COVID-19 Continuity of Operations Plan Update
 - f) Other Old Business
5. NEW BUSINESS
 - a) Park Football Field Lighting Request
 - b) 2022 Federal Mileage Rate Increase
 - c) Proposed Workers Comp Panel
 - d) Pike County Hazard Mitigation Plan Update
 - e) Other New Business
6. SUBDIVISIONS / LAND DEVELOPMENTS
 - a) Cokellette Lot Improvement
 - b) Habitat for Humanity Lot Improvement
7. CORRESPONDENCE
 - a) Miscellaneous Correspondence
8. EMERGENCY SERVICES REPORTS
9. ROADMASTER REPORT
10. SEWAGE/ZONING/CODES ENFORCEMENT OFFICER REPORT
11. TREASURER'S REPORT / SECRETARY'S REPORT
 - a) Payment of Bills: \$ 68,954.79 General Fund
 \$ 814.51 Rec Fund
 \$ 25,853.19 Fire Tax Fund
 - b) General Fund Balance: \$ 1,283,547.96
12. PUBLIC COMMENT PERIOD
13. ADJOURNMENT

ATTENDANCE: Thomas E. Mincer, Chairman; Edward D. Nikles, Supervisor; Theo Balu, Supervisor; Karen Kleist, Secretary/Treasurer; John H. Klemeyer, Solicitor; Chris Wood, Sewage/Zoning Enforcement Officer; Shane Williams, Roadmaster; and members of the public and press.

ITEM NO. 1: CALL TO ORDER Chairman Mincer called the meeting to order at 7:00 pm opening with the Pledge of Allegiance.

ITEM NO. 2: APPROVAL OF MINUTES MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to approve the April 28, 2022 Public Hearing Minutes. The May 18 Minutes were tabled.

ITEM NO. 3: PUBLIC HEARINGS
A) Conashaugh Lakes Conditional Use The Board was in receipt of a request from the applicant for a continuance to August 2, 2022. MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to continue the Conashaugh Lakes Conditional Use Hearing to the August 2, 2022 meeting.

ITEM NO. 3(B):
Zoning Ordinance Amendment #05-2022 – Self Storage Units A duly advertised public hearing was held to consider for adoption an amendment to the Zoning Ordinance revising the regulations for self storage facilities by adding provisions for limited vehicular rentals. No public comment was received. MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to adopt Ordinance No. 05-2022, amendment to the Zoning Ordinance.

ITEM NO. 4: OLD BUSINESS
A) Sunrise Section 9 There was nothing new to report. Mr. DuChemin dropped off information from the property owners.

ITEM NO. 4(B):
Preserve at Milford Hills The Board received an email that the Developer has put together a new development/construction team that will be working on the outstanding items.

ITEM NO. 4(C):
Har Haven O&M Agreement John Klemeyer reported that we received a draft amendment late in the day and has not had time to review it yet.

ITEM NO. 4(D):
911 Dispatch Boxes The Bord requested Karen to set up a meeting with both Chiefs to go over it.

ITEM NO. 4(E):
Covid-19 Operations Plan Update Karen Kleist recommended that with the relaxing of CDC guidelines, to rescind the Township’s Covid related restrictions. MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to rescind the Covid-19 Continuity of Operations Plan.

ITEM NO. 4(F):
Other Old Business There was no Other Old Business at this time.

ITEM NO. 5: NEW BUSINESS
A) Park Football Field Lighting The Board was in receipt of a request from Delaware Football league for team benches and field lighting so they can get more practice time during the week once it starts getting dark earlier. League members were not able to attend tonight to discuss. This Item was tabled to the next meeting.

ITEM NO. 5(B):
2022 Federal Mileage Rate Increase Karen Kleist reported that the federal mileage allowance is increasing to 62.5 cents per mile effective July 1st. The Township reimbursement rate is currently 58 cents per mile. MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to increase the Township mileage reimbursement rate to 62 cents per mile effective July 11, 2022 to coincide with our pay period.

- ITEM NO. 5(C):
Proposed Workers Comp Panel**
- The Board reviewed the proposed panel of providers for workers compensation claims compiled by the management provider offered by our carrier. The Board wanted to know if we have to have a panel and what advantages there are to having one. This item was tabled to the next meeting.
- ITEM NO. 5(D):
Pike County Hazard Mitigation Plan**
- The Board received notice that the County Hazard Mitigation Plan update is available for public review and comment at <https://www.pikecountypahmp.com/>.
- ITEM NO. 5(E):
Other New Business**
- There was no Other New Business at this time.
- ITEM NO. 6:
SUBDIVISIONS / LAND DEVELOPMENTS**
- A) Cokelette Lot Improvement: The Board reviewed the proposed Lot Improvement and documentation including the application checklist, letters of adequacy from the County Planning Commission and Township Engineer, and a recommendation for approval from the Planning Commission. MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to approve the Cokelette Lot improvement combining lots 13 & 15, Block 4, Section 3 of Sunrise Lake, to be known as Lot 13R.
- B) Habitat for Humanity Lot Improvement: The Board reviewed the proposed lot improvement combining the former Grange property with Lot 3, both located on Fisher Lane and documentation including deeds, the application checklist, letters of adequacy from the County Planning Commission and Township Engineer, and recommendation from the Planning Commission for approval. MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to approve the Habitat for Humanity lot improvement combining Lot 3 (TM#125.00-01-25.012) and the former Grange property (TM#125.00-01-26), to be known as Lot 3R.
- ITEM NO. 7: CORRESPONDENCE**
- A) **Miscellaneous Correspondence**
- The Board reviewed various Miscellaneous Correspondence and had no comments.
- ITEM NO. 8:
EMERGENCY SERVICES REPORTS**
- There were no reports at this time.
- ITEM NO. 9:
ROADMASTER REPORT**
- MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to approve the May 30-June 13, 2022 Roadmaster Report as submitted.
- ITEM NO. 10:
SEWAGE / ZONING OFFICER REPORT**
- Chris Wood reported that he is working on a sewage repair where the field will be less than 100' from the owner's well. The current distance is about 50' (pre regulation change). The owners will probably be at the next meeting to seek a waiver to the isolation distance.
- ITEM NO. 11:
TREASURER'S REPORT**
- MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to approve the June 21, 2022 Treasurer's Report, Bill Payment List and General Fund balance, and to sign the checks following the meeting.
- ITEM NO. 12: PUBLIC COMMENT**
- Duke Schneider spoke to the Board about the Dwarfskill Preserve on Log Tavern Road. He provided copies of information on the property (website info) and a copy of the building inspector's comments on the permit application. The 542 acre parcel is zoned R-1 and contains three buildings used as Air B-N-B (non-conforming uses). They want to replace one building (demolish and re-build), but new construction would have to be done under the commercial IBC code. He asked if the property could be changed to the CP Zone which allows short-term rentals. Solicitor Klemeyer noted that changing the zoning would have no impact on what building code would be applicable. The Board decided to get a report from BCD Joe Cutri on why the IBC (commercial code) applies.

ITEM NO. 13: ADJOURNMENT

There being no further business, MOTION was made by Theo Balu, seconded by Ed Nikles, and unanimously carried to adjourn the June 21st meeting.

Respectfully submitted,

Karen Kleist, Secretary/Treasurer