

June 4, 2018

The Strasburg Township Board of Supervisors held their regular meeting on Monday, June 4, 2018, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Charlie and Brittany Allen, Steve Gergely, Bill Koch, Len Ferber, Sam Lester, Bill Geibel, Crist Fisher, John Fisher.

Public comment was invited. Lester appeared to ask the Board's opinion on his proposed use at 1350 Village Road. He wants to restore the building to live there, run a small B&B and farm. His request to erect a pole building was the issue. The entire property is in the flood plain and the Board is very committed to not allowing structures in the flood plain. Lester put forth the idea of purchasing the property for sale across the street and erecting the building there. A setback variance would be needed. The Board was more open to that approach and advised Lester to speak with neighboring property owners.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of May 7, 2018 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$13,290.48; General Fund checks #21961-22014 in the amount of \$212,837.31 ; Liquid Fuels checks #1790-1791 in the amount of \$2,648.49; Sewer Fund checks #273-280 in the amount of \$9,478.43; Escrow check #1077 in the amount of \$6,770.60.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the amended Treasurer's reports for March and April 2018.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve Strasburg Fire Company "boot drives" at the intersection of Routes 896 and 741 in the Township on June 16, June 23, September 15, September 22 and November 17, 2018.

Gergely presented SWM 2018-02 for 463 Weaver Road, Charlie and Brittany Allen:

- The Board is familiar with the project through the conditional use process
- Zoning Hearing Board approval for a setback variance has been granted

- Planning Commission recommends approval of the plan
- The improvement guarantee is in place
- Two modifications/waivers are requested: A reduction in conveyance pipe diameter from 15" to 8" and reduction of swale side slopes from 4:1 to 3:1

On a motion by Willig/Weaver, the Board voted unanimously to approve the stormwater management plan and grant the modifications/waivers.

At approximately 8:30 p.m., a hearing for proposed Ordinance #109 rezoning 910 Strasburg Pike from Rural Residential to Industrial was opened:

- The hearing was properly advertised
- The Applicant was notified of the hearing date and time
- Both Lancaster County and Strasburg Township Planning Commissions reviewed the application and both had comments and concerns
- Neither the Applicant nor a representative appeared
- Deimler provided the Board with a photo dated November 17, 2017 and another taken June 4, 2018
- No good faith effort was made to comply with the Board's direction to remove materials from the flood plain and erect a fence delineating the flood plain line prior to tonight's hearing
- A hearing is scheduled for July 9<sup>th</sup> at the District Magistrate per existing violations
- Deimler stated the Board is under no pressure to render a decision
- Weaver requested the Board consider continuing the hearing to July 2, 2018 and demand the Applicant's presence

On a motion by Dearolf/Willig, the Board voted unanimously to continue the hearing to July 2<sup>nd</sup> and directed the Secretary to contact the Applicant, advise him of the continuance and strongly recommend he appear.

Crist Fisher appeared to request the Board approve his proposed use of Township roads for a buggy ride business:

- He currently manages Aaron and Jessica's Buggy Rides in Leacock Township
- He wishes to operate out of the Amish Village on Hartman Bridge Road in East Lampeter Township
- He wishes to use South Ronks and Herr Roads in the Township
- He proposes using a 8 person carriage pulled by a draft horse
- He proposes 6-7 rides per day on weekends
- He is willing to coordinate his schedule to avoid direct conflict with Sight & Sound performances

- The shoulders on Route 896 have been widened recently and will safely accommodate the size carriage he proposes
- East Lampeter Township is waiting to see if Strasburg Township approves the request
- Fisher will have to receive PADOT permission to use Route 896

On a motion by Dearolf/Willig, the Board voted unanimously to approve Fisher's request since he will not be crossing traffic on Route 896 and the shoulders have been widened. Safety is the main concern and Fisher answered the Board's concerns.

Maintenance of the Shiprock Disc Golf Course was discussed:

- Township employee Garry Rubincam cannot accomplish what Lancaster Area Frisbee Sports (LAFS) expects
- The Township paid a LAFS member \$9.00/hour for 10 hours/week to do trim mowing in 2017
- Mark Harnish's mowing of the large areas is going well this year
- Geibel stated proceeds from tournaments go toward course improvements and equipment maintenance
- Geibel recommended breaking the 2019 course maintenance bid into two parts – Main course mowing and detail trim mowing since they require different equipment and time

On a motion by Willig/Dearolf, the Board voted unanimously to budget \$2,500 for LAFS to hire an independent contractor to do the trim mowing in 2018. The 2019 mowing bid will be adjusted to reflect the two distinct portions of the maintenance required.

At approximately 9:30 p.m., sealed bids for Park building painting were opened in the following order:

Inspec Coating	\$97,000.00
Jack Hamby	\$26,300.00
Fisher Painting	\$32,074.00

The Board tabled awarding the project to compare the two lowest bids for consistency.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve release of Letter of Credit #5, JEASLAPP Real Estate, LLC, 1960 Beaver Valley Pike, in the amount of \$11,774.25.

On a motion by Dearolf/Willig, the Board voted unanimously to approve a reduction of escrow for Daniel Lapp, 509 May Post Office Road, in the amount of \$6,770.60. The remaining escrow balance will be \$2,500.00.

On a motion by Willig/Dearolf, the Board voted unanimously to ratify and affirm use of the Township Building Thursday, May 29, 2018 by Senator Scott Martin for a regional meeting.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve waiver of stormwater management for high-tunnel greenhouses which comply with Act 15 effective June 18, 2018.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the Refton Community Fire Company's use of the Township Park for sale parking on June 23, 2018.

The Board had no position on ZHB 2018-012, 426 Twin Elm Road to exceed maximum lot coverage. The Board opposed ZHB 2018-13, 404 Hartman Bridge Road to allow driving horse boarding based on the extremely small lot size of .38 acres.

Creekview Lane manholes for the existing sewer lines have been found. In the fall, the Township will saw-cut the roadway to expose them so the lines may be pressure tested. A letter will be sent to the affected properties notifying them of the activity and its purpose.

The Zoning Officer reports twenty-two permits issued with receipts in the amount of \$3,049.40

The Sewage Enforcement Officer reports one probe test and inspection performed and two permits issued with receipts in the amount of \$500.00

There being no further business before the Board, the Supervisors adjourned at 10:00 p.m.

Judith G. Willig  
Township Secretary