

July 2, 2018

The Strasburg Township Board of Supervisors held their regular meeting on Monday, July 2, 2018, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Scott and Tonya Warner, Benuel and Elmer King, Jason Shaner, Merv Breckbill, Ron Rinier.

Public comment was invited. There was none.

On a motion by Weaver/Willig, the Board unanimously voted to adopt the minutes of June 4, 2018 as submitted.

On a motion by Weaver/Willig, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$17,474.36; General Fund checks #22015-22060 in the amount of \$45,269.14 ; Liquid Fuels checks #1792-1794 in the amount of \$2,471.38; Sewer Fund checks #281-285 in the amount of \$1,582.63.

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

The Warner's, 215 South Jackson Street, appeared to request permission from the Township to petition the Strasburg Borough Authority for connection to the Borough sewer system. Their property is a peninsula into the Borough zoned Residential 1 in the Urban Growth Area and the sewer line runs right through the front of their property. They are not experiencing any problems, but want to be proactive. Weaver stated normally he is opposed to connecting Township properties to sewer, but the property being surrounded on three sides by the Borough, proximity to the connection and no expansion into agricultural land swayed him. On a motion by Willig/Weaver, the Board voted unanimously to approve the request.

Shaner and Breckbill presented SWM 2018-02, 232 Hartman Bridge Road, for approval:

- The Board is familiar with the project through the conditional use process
- Three waivers are requested:
 - Reduction of pipe size from 15" to 12"
 - Loading ratios of 7:1 rather than 5:1
 - Land development
- All improvements are out of the floodplain
- The Township Planning Commission has reviewed the plan and recommended approval on condition comments of Solanco Engineering's letter of June 7, 2018 are addressed. They have been.

On a motion by Willig/Weaver, the Board voted unanimously to approve the stormwater management plan and waivers on condition: a geologist submits a letter indicating the loading ratios are acceptable; an easement is acquired from the downstream property; an operation and maintenance agreement is executed and recorded; a cost opinion and performance guarantee are provided.

Continued hearing for proposed Ordinance #109 rezoning 910 Strasburg Pike from Rural Residential to Industrial. The King's were present for the hearing and provided the following:

- All items have been removed from the floodplain
- The rezoning petition is to give the business room to grow
- Since the property adjoins an Industrial zoned property, it is not spot zoning
- The property isn't worth anything if the rezoning isn't approved

The Board and Deimler had the following:

- What assurances does the Township have the King's will continue compliance with the requirements of the floodplain zone?
- No real good faith effort was made for many months
- The property was zoned Rural Residential and had a house on it
- The King's demolished the house without permission
- The King's now say the property is worthless
- Caused own hardship
- Rezoning to Industrial will greatly increase the value of the property
- The King's have shown a lack of respect for the Township, the Board of Supervisors and zoning regulations

Benuel King apologized for any lack of respect, promised to erect a fence delineating the floodplain line and stay on the right side of it.

On a motion by Willig/Weaver, the Board voted unanimously: to continue the hearing until August 6, 2018; directed Deimler to meet with the King's to stake out the line and determine construction materials; withdraw the charges against the King's for zoning violations; and cancel the hearing scheduled for July 9, 2018 at the District Justice.

Rinier appeared to comment the Armstrong wedding venue is going well and not disruptive. He asked the Board to direct the Borough police department to monitor Refton Road for speeding and illegal parking. The Board directed the Secretary to contact Chief Echternach.

On a motion by Weaver/Willig, the Board voted unanimously to approve PC 2018-01 lot add-on plan for 302-306 Hilltop Road.

On a motion by Willig/Weaver, the Board voted unanimously to accept Hartman Bridge LLC's grant of extension of time to approve PC 2015-02 until December 31, 2018.

On a motion by Weaver/Willig, the Board voted unanimously to ratify and affirm awarding the Park painting project to low bidder Jack Hamby III.

On a motion by Weaver/Willig, the Board voted unanimously to ratify and affirm approving the Refton Community Fire Company to close Church Street and make Main Street one-way on Saturday June 23rd for their annual sale.

On a motion by Weaver/Willig, the Board voted unanimously to approve forwarding proposed Ordinance #110 per transportation horse boarding and transient housing to Lancaster County Planning Commissions for review and comment.

On a motion by Weaver/Willig, the Board voted unanimously to approve release of escrow in the amount of \$11,885.25 to Jordan Metzler/Metzler Home Builders for 2016 Edisonville Road – Lot #3.

On a motion by Willig/Weaver, the Board voted unanimously to approve a waiver of well isolation for 518 Breneman Road.

Deimler reported a small sinkhole at the Refton WWTP. It is probably due to the very high water table. It is being closely monitored.

The Secretary reported a number of neighboring children riding bikes and playing on the stone, dirt and millings piles. There has also been a problem with skateboards grinding on the walls and curbs. She requested permission to post signs and was granted.

The Zoning Officer reports nine permits issued with receipts in the amount of \$1,733.46

The Sewage Enforcement Officer reports four probe tests and six inspections performed and one permit issued with receipts in the amount of \$1,150.00

There being no further business before the Board, the Supervisors adjourned at 9:15 p.m.

Judith G. Willig
Township Secretary