

October 1, 2018

The Strasburg Township Board of Supervisors held their regular meeting on Monday, October 1, 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; Treasurer Connie Kauffman.

Guests: Deena and Dwayne Rhoads, Levi Fisher, Jason Shaner, Steve Smoker.

Public comment was invited. There was none.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of September 4, 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 \$13,161.49; General Fund checks #22158-22205 in the amount of \$105,761.59 ; Liquid Fuels checks #1799 in the amount of \$127,252.94; Sewer Fund checks #301-306 in the amount of \$3,487.68; Escrow Fund checks #1089-1091 in the amount of \$17,519.13.

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

On a motion by Weaver/Dearolf, the Board voted unanimously to approve an escrow reduction in the amount of \$15,524.13 for Dwayne Rhoads, Sides Mill Road. The remaining balance will be \$423.50.

PC 2018-03, 311 North Star Road, Levi E. Fisher. Shaner - Impact Engineering and Fisher provided the following:

- Fisher resides on the property
- Approximately 4 acres
- ZHB approval for the expansion was granted on July 10, 2018
- 2 greenhouses and retail space with expanded parking are proposed
- Widening the driveway to 35 feet is proposed
- Property is currently served by OLDS
- A holding tank has been approved for the retail operation by the Township SEO
- There are 2 existing wells on the property
- 5 waivers and 1 deferral are requested:
 - Waiver to allow a combined preliminary/final plan due to the small nature of the project
 - Waiver to allow Impact to conduct the wetland absence determination

- Waiver to not require a water/sewer feasibility study as no expansion of current needs are expected
- Waiver to not require connection to public water for above reasons
- Deferral of the sidewalk requirement until such time improvements are made to the road necessitating installation
- Waiver to not require nighttime lighting as the business will be closed within a half hour of sunset on days of operation

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the preliminary/final plan, stormwater management plan, waivers and deferral on condition all comments of Solanco Engineering letter dated September 26th are satisfied. Financial security and an operations and maintenance agreement shall be submitted to the Township office prior to signature of the plans.

Smoker appeared to continue the conversation pertaining to his concept of developing an Agricultural tract as a community business park. Weaver expressed opposition to any personal storage facility use and asked why this could not be developed on Route 896 north of the Borough. Smoker replied there are no suitably sized or configured properties available and he had previously contacted property owners along both sides. The Board voiced their general opposition to rezoning Agricultural land, but conceded this is a needed service in the Township. Deimler commented this would be a new zoning district for the Township no matter where established. It was suggested Smoker draft a text amendment to the Zoning Ordinance outlining his proposed use and submit it to the Township for review.

The draft 2019 budget was reviewed. The draft budget will be reviewed again on Monday, October 15th, at 1:00 p.m. for adoption at the November 5, 2018 meeting.

Proposed Ordinance #110 pertaining to transient rentals was tabled.

On a motion by Willig/Weaver, the Board voted unanimously to approve the Refton Community Fire Police assist Strasburg Borough on October 25th.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the ballot selections for PSATS UC compensation, pension and health insurance group trusts.

On a motion by Willig/Weaver, the Board voted unanimously to ratify and affirm approval to sell a fallen tree for lumber.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve a \$1,750.00 reduction of the improvement guarantee for 1540 Beaver Valley Pike, Samuel S. King. The remaining balance will be \$1,000.00.

On a motion by Willig/Dearolf, the Board voted unanimously to approve another 3-year pasture lease for John Meck.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the short-term rental of Ag storage space for Mark Harnish.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the purchase and installation of a propane heater in the shop equipment bay.

The Board had no position on the applications for the October 9th Zoning Hearing Board meeting.

The maintenance and management of the disc golf course were discussed. The Township insurance carrier had expressed concern about some of the operations and recommended amendments to be assessed at renewal.

The Zoning Officer reports three permits issued with receipts in the amount of \$353.00

The Sewage Enforcement Officer reports two probe tests and five inspections performed with receipts in the amount of \$400.00.

There being no further business before the Board, the Supervisors adjourned at 10:45 p.m.

Judith G. Willig
Township Secretary