

November 5, 2018

The Strasburg Township Board of Supervisors held their regular meeting on Monday, November 5, 2018, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf and Michael Weaver; Administrator Mark Deimler; Treasurer Connie Kauffman.

Prior to the meeting, Refton Community Fire Company fire police were sworn in.

Guests: Ken Meck, Clark Stoltzfus, Wayne Manley, Garrett Weaver, Greg Hill

Public comment was invited. Manley appeared to request permission to hold the "Kat's 5K" race on Township roads May 11, 2019. On a motion by Dearolf/Weaver, the Board voted unanimously to permit the use.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of October 1 and October 15, 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 \$18,581.70; General Fund checks #22206-22259 in the amount of \$134,379.36 ; Sewer Fund checks #307-309 in the amount of \$3,075.14.

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

Stoltzfus provided copies of a proposed text amendment to the Township zoning ordinance forming a Business Park (BP) zone. He requested the Board review the information and he will return to the December 3<sup>rd</sup> meeting to discuss it.

At approximately 7:45, sealed bids for land lease at the Township Park were opened in the following order:

Shady Ridge Farm	\$290.00 per month
Ken Meck	\$1112.00 per month
Willow Farms, Inc.	\$1451.00 per month

On a motion by Weaver/Dearolf, the Board voted unanimously to award the lease to the high bid, Willow Farms, Inc./Garrett Weaver.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the draft 2019 budget and post it for public review. The final budget will be adopted at the December 3, 2018 regular meeting.

At approximately 8:15, a hearing was opened for proposed Ordinance #110 pertaining to transportation horse boarding. At approximately 8:30, on a motion by Dearolf/Weaver, the Board voted unanimously to close the hearing. On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the ordinance as submitted.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve signing the letter of engagement for RKL LLP to audit the Township 2018 accounts and authorizing the Secretary to advertise the Township's intent to appoint.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2018-09 per the 1171 Penn Grant Road sewage planning module.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the waiver of land development request for 1171 Penn Grant Road.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2018-10 amending appropriations for the 2018 General Fund budget.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the sale of a generator valued at less than \$1,000.00.

On a motion by Weaver/Dearolf, the Board voted unanimously to release the 822, 824, 826 May Post Office Road, Amos Beiler improvement guarantee in the amount of \$3,935.04.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the reduction request for Parkside at Lampeter, 216 Lancaster Avenue, Letter of Credit #132347568 in the amount of \$19,966.00. The remaining balance will be \$29,523.00.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the escrow release request for Daniel Lapp, 509 May Post Office Road, in the amount of \$2,500.00 with the condition Lapp first obtain a Certificate of Occupancy.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve a request to waive sign permit fees for the Strasburg Heritage Society. The approval will renew annually as long as all conditions remain the same.

Hill appeared to update the Board on the Harman Bridge LLC project.

- The prospective tenant for the restaurant pad wants to be in by late 2019.
- Site work is tentatively planned to begin in late 2018
- Commercial building "F" will be built before any of the residential buildings

- The auto repair business will be eliminated from the plan and more parking will take its place

On a motion by Weaver/Dearolf, the Board voted unanimously to approve execution of the fee in lieu of dedication agreement for Hartman Bridge Village which authorizes payment of the fees as set forth within the document.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the final subdivision and land development plan for Hartman Bridge Village dated November 12, 2015, last revised January 16, 2017, subject to the following conditions:

1. Applicant shall adhere to all conditions of Conditional Use approvals granted for the site except that the condition related to permits and construction be modified as follows:
  - a. Obtain building permit for first commercial building "E" or "F" by June 1, 2019 and complete construction by June 1, 2020.
2. Applicant shall provide financial security in the amount of \$2,249,247.00 in a format acceptable to the Township Solicitor.
3. Applicant shall execute the fee in lieu of dedication agreement and provide the fee specified prior to plan recording.
4. Applicant shall execute the developer's letter agreement.
5. Applicant shall execute the stormwater management agreement.
6. Applicant shall provide payment of costs related to the connection of the site to the public water supply system.
7. Applicant shall provide an as-built plan upon completion of all improvements.
8. Applicant shall reimburse the Township for all Solicitor and engineering costs related to the approval of the plan.

The Zoning Officer reports twenty permits issued with receipts in the amount of \$1,431.39

The Sewage Enforcement Officer reports one probe test and three inspections performed, one permit issued with receipts in the amount of \$450.00.

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

Judith G. Willig  
Township Secretary