

April 1, 2019

The Strasburg Township Board of Supervisors held their regular meeting on Monday, April 1, 2019, 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; Solicitor Josele Cleary; a court reporter.

Guests: Marilyn Bruno, John Rintz, Elam Stoltzfoos, Chris King, David Lantz, Claudia Shank, Doug Parkins, John Schick, David Miller, Glen Book, Mervin Fisher, Parke and Sheila Ranck, Craig Williams, Ivan Fisher, Brian Masterson.

Public comment was invited. Bruno introduced herself as the new LNP reporter for the Township. Rintz asked how many small operation dog breeders had applied for a permit under the new ordinance and how the Township monitors compliance. Deimler responded not as many had applied as hoped for and monitoring is done at the direction of the Supervisors.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of March 4, 2019 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 \$17,978.61; General Fund checks #22429-224771 in the amount of \$43,703.64; Liquid Fuels checks #1809-1812 in the amount of \$6,947.07; Sewer Fund checks #330-340 in the amount of \$4,883.53; Escrow Fund check #1098 in the amount of \$982.29.

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

At approximately 7:35 p.m., a hearing was opened for conditional use application CU 2019-01. See decision for findings of fact, findings of law and conditions. See notes for motions made and actions taken.

At approximately 9:40 p.m., the regular meeting resumed.

PNC Bank refinancing of the General Obligation note was discussed:

- PNC has been sending the Township incorrect invoices since March 2008 when the note was established
- PNC noticed the error in December 2018 when the interest rate terms changed in accordance with the note
- Cleary had reviewed the draft documents provided by PNC and discovered major changes in the terms including penalty for prepayment, interest increase if one payment was late, the entire note would become

due if the Township became a distressed municipality, and the Township would reimburse PNC if tax laws changed against them

- Going to another bank would incur approximately \$5,000.00 in costs plus advertisement and ordinance preparation
- PNC is paying for preparation and advertisement of the necessary ordinance and the bond counsel's fees
- PNC removed the penalty for prepayment and interest increase for one late payment from the note and advertised an ordinance establishing the new note
- The Treasurer was asked if PNC would consider taking a lump sum payment of the difference of approximately \$90,000.00 and continue with the current note with the correct monthly payments. She responded they were not interested in that option

Cleary gave the Board several options on how to proceed:

- Approve the ordinance and terms as submitted tonight
- See if PNC would consider the Township paying the difference
- Refinance with another bank

On a motion by Willig/Weaver, the Board voted unanimously to adopt Ordinance #112 submitted by PNC as the safest and most expedient option.

Williams presented PC 2019-01, lot add-on plan for Parke Ranck on Paradise Lane:

- Zoning Hearing Board approval was granted
- LCPC and Solanco Engineering review letters were received
- Township Planning Commission (PC) recommended approval of the plan and waiver
- The applicant is requesting a waiver of Section 204.A.1 per plan scale

On a motion by Willig/Dearolf, the Board voted unanimously to approve the plan and waiver request on condition all comments of Solanco Engineering letter dated March 27, 2019 are satisfied.

Mervin Fisher presented PC 2019-02, his lot add-on plan for 426 Twin Elm Road:

- Fisher proposes to add $\frac{3}{4}$ acres from the Jonas Ebersol farm to his existing property to accommodate a replacement on-lot disposal system (OLDS)
- His existing lot does not have the needed space
- No building or improvement beyond the OLDS is proposed
- PC recommended approval

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the lot add-on.

Ivan Fisher appeared to request assistance from the Board concerning his property at 249 Herr Road:

- He was denied Zoning Hearing Board (ZHB) approval to erect a second, permanent dwelling for his parents on the 8.8 acre property rather than temporary ECHO housing
- The Board had not supported his application
- Fisher felt he had not properly advised the Township as to the historic nature of the existing house and the constraints on it
- The existing house is a historic structure included in the 2006 Comprehensive Plan list of historic properties
- Fisher wishes to preserve the house
- An addition of sufficient size to accommodate both his parents and his growing family is not feasible due to the proximity of the road and OLDS
- He is willing to build a double-house farther back on the property and preserve the historic structure if he gets Township permission
- Otherwise, he will have to demolish the historic structure

The Board recommended Fisher work with the Zoning Officer on a site plan and resubmit to the ZHB with the Board's support.

Masterson presented the 2188 White Oak Road, Jacob Zook sewage planning module for approval:

- The PC recommended approval and completed Component 4B
- A waiver of land development plan is requested due to the limited scope of the project

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the waiver request and adopt Resolution 2019-05 approving the module.

The sewer connection request for 1321 Village Road was tabled for discussion until a future meeting due to the lateness of the hour and more immediate business.

On a motion by Willig/Weaver, the Board voted unanimously to approve entering into a right-of-way agreement with Steven Hess pertaining to improvements to Sides Mill Road.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Aaron Fisher ETAL sewage capacity agreement for 53 Refton Road.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the 2019 PSPCA contract.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Refton Community Fire Police assist the Clinic for Special Children 5K race on September 21, 2019.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the release of LOC 132331513 in the amount of \$18,107.02 and a reduction of a financial guarantee of \$1,982.29 for 2890 White Oak Road in the amount of \$982.29. The balance after such reduction will be \$1,000.00.

The ZHB applications for April 16th were reviewed: The Board was in support of the ZHB 2019-10, 501 Breneman Road application to allow a second dwelling and neutral on the ZHB 2019-11, 351 May Post Office Road application to allow a reduction of minimum lot size.

Vacating the south section of Miller Road was discussed. Eden Township is vacating their portion. No action was taken.

The Zoning Officer reports sixteen permits issued with receipts in the amount of \$3,194.85

The Sewage Enforcement Officer reports two inspections performed and one permit issued with receipts in the amount of \$150.00

There being no further business before the Board, the Supervisors adjourned at 12:00 a.m.

Judith G. Willig
Township Secretary