

June 1, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, June 1, 2020, 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: Bill Potter, Larry Reinhart, Ken Harnish, Jacob Kaiser, Matt Shaffer, Pat Morrison, Dwight Yoder, Diane Goslin, Cindy Welk, Ron Rinier, Tony Todd, Katrina Snader, Jennifer Arsenault, Tony Todd.

Prior to the meeting, Thomas Aument was sworn in as Refton Community Fire Police.

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt the minutes of May 4, 2020 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$11,592.42; General Fund checks #24825-24862 in the amount of \$134,682.14; Sewer Fund checks #418-421 in the amount of \$3,170.19.

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

At approximately 7:45 pm, a hearing was opened for a proposed ordinance accepting dedication of Broad Street, Refton and a proposed ordinance establishing parking restrictions on Main Street and portions of Broad Street, Refton. The ordinances were properly advertised in accordance with the Municipal Planning Code and owners of properties adjoining Broad Street were notified in writing.

- The matters had been discussed at previous meetings and were deemed of importance to public safety; therefore, the need for the ordinance.
- Ingress and egress of fire company equipment is impeded by vehicles parked along Broad Street and, to a more limited degree, Main Street.
- The Township wishes to ensure the condition of and access to the fire company by Broad Street.
- Prior to dedication, the roadway was an unopened street, the adjoining property owners had possession to the centerline and maintenance was their responsibility.

- If the ordinance is adopted, the Township takes possession.

Reinhart complained he is being singled out. He stated many local residents have complained to him about the fire company member's actions and speeding on Main. He stated these complaints have been communicated to the Township office and nothing has been done. The Secretary stated they were submitted anonymously. Willig responded the Borough police have run speed details on Main Street following complaints from named residents. Harnish stated he has made complaints to the Township about the parking of vehicles on Broad Street impeding the fire company's access for several years and is glad to see this action finally being taken.

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing for the dedication of Broad Street and adopt the ordinance as submitted.

The proposed corollary amendment ordinance restricting parking on Main Street and portions of Broad Street was discussed.

- "No Parking" signs have been posted the length of Main Street for decades, but there was never an ordinance adopted authorizing them.
- Main Street is too narrow to permit parking on either side.
- Vehicles parked along the portion of Broad Street from an unnamed alley to Main Street impede fire equipment ingress and egress.

Kaiser and Shaffer, of 132 and 134 Main Street respectively, had questions about existing paved parking areas in front of their properties and if they would be able to retain them. Rinier commented on the sporadic nature and condition of the sidewalks in Refton and asked if they could be installed all along one side to make the village safely walkable. The Board was reluctant to consider requiring homeowners to install sidewalks and curbs at this time.

On a motion by Willig/Weaver, the Board voted unanimously to continue the hearing to the July 6, 2020 meeting and directed Deimler to research the necessary width of Main Street, the existing parking pads at 132 and 134 Main Street. If there needs to be a substantive change to the ordinance as written, it will be advertised.

At approximately, 8:45 pm, a hearing was opened for a proposed ordinance regulating short term rentals (STR). The ordinance was properly advertised in accordance with the Municipal Planning Code.

- Potter, Chair of the Township Planning Commission (PC), stated the PC worked for many months drafting an ordinance that would protect the Township from undue proliferation of STR's while taking existing ones into

- consideration. Various Township residents and business owners attended the meetings to provide comments and suggestions.
- Weaver stated the Township was receiving numerous calls from out of state speculators wanting information on local ordinances about running STR's.
 - The Township had no ordinance regulating STR's only bed and breakfasts.

Welk had questions about what will happen to the STR's operating now and what measures will be used to bring them into compliance. Deimler responded his office has developed a list of those currently operating. They will be contacted in writing and given 30 days to submit an application for a special exception to the Zoning Hearing Board. A notice of violation will be sent to those that fail to make that submission giving them 30 days to comply. It will then go into a civil action.

On a motion by Weaver/Dearolf, the Board voted unanimously to close the hearing and adopt the ordinance as submitted.

Morrison, Railroad Museum of PA, appeared to request permission from the Township to apply for a special event liquor license for the rescheduled "Rails and Ales" fundraiser. The 2020 event was cancelled due to the pandemic. On a motion by Weaver/Dearolf, the Board voted unanimously to approve the request.

Yoder and Goslin appeared to present information on activity at 931 N. Old Road.

- Goslin conducts a home occupation as a midwife at the property.
- It is her legal residence, though she resides there part-time.
- A residential permit was pulled to renovate an existing barn on the property.
- The Goslin's decided to build to commercial standards for conversion to use as a medical practice by their son.
- The Goslin's are interested in rezoning the property to Restricted Commercial (RC) to permit this future use.

Welk had questions about how this work was done and if there would be consequences. It appears the Goslin's were coming in through the back door asking forgiveness rather than permission. Yoder and Deimler offered the following:

- There is no law against building to a higher standard.
- Deimler's office became aware of the extensive renovations taking place and put many conditions on the permit issued.
- Deimler's staff was very diligent in enforcing those conditions including the physical severing of the connection to the septic system.

- Work continued on the barn even though there was a shelter at home order from the Governor.
- Strasburg Borough and State Police, responding to complaints from the Township, went to the site. No enforcement action was taken.
- The Township had no jurisdiction to enforce a stop order.
- The Goslin's will need to obtain an occupancy permit prior to using the barn for anything other than storage.

Willig recommended the Goslin's apply to the Zoning Hearing Board (ZHB) for a variance as the Township is reluctant to rezone the property RC. If Yoder prepares draft conditions for review by the Township Solicitor, it would help the Board feel comfortable recommending the variance to the ZHB. Inclusion of a conservation easement on the prohibitive slope area of the property was strongly suggested.

Don Welk has requested a plan processing waiver for a pole barn on his property. He has used all of his minor stormwater management (SWM) credits and needs a major SWM plan. There is no impact to adjoining properties by what he is proposing and the plan submitted satisfies the criteria of a major plan. Deimler stated the Township policy is to require PC review of all major SWM plans. It is not a requirement of law or code. Review of SWM plans submitted with land development plans deserve the scrutiny and removing the need for PC review of a stand-alone SWM plan will save time and money spent by residents and their engineers. The Board agreed and, on a motion by Willig/Dearolf, the Board voted unanimously to remove the requirement of PC review of SWM plans not associated with land development plans from this point forward.

On a motion by Weaver/Dearolf, the Board voted unanimously to authorize a memorandum of understanding with the County to use Herr Road as a detour while a bridge on S. Ronks Road is replaced.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-14 extending the period in which 2020 taxes may be paid at the base rate to November 30, 2020.

Reviewing the ZHB applications, the Board asked Deimler to see if Daniel Beiler will continue his hearing until July 14th in order to have another meeting about his project at 1416 White Oak Road. The Board has reservations about recommending approval due to the nature of work already done preparing the site.

Deimler reported the Creekview Lane sewer project will go out for bid on June 2nd with a submission deadline of July 8th. Once those bids are received, the Township will have a better idea of the final cost of the project and can arrange to

hold a public meeting with the affected residents this fall; perhaps as early as September.

The Secretary asked the Board for guidance on a grace period for on-lot disposal system pumping. There are approximately 20 residents that were due in February through March who have not responded to reminders and another 26 in May. The Board recommended six months from the due date before enforcement action will be taken.

Todd asked if one of the Supervisors would attend a special meeting being held by the fire company Sale Committee on Thursday, June 4th at 7:00 to support not holding the mud sale at all this year due to the uncertainty of public and fire company member safety. They have not been able to hold any breakfasts. The drive-through chicken and waffle fundraiser was a great success and they are looking into a State grant for operating expenses. The mud sale raises \$40-\$45,000.00. The Board stated their commitment to support the fire company through these extraordinary times and Supervisor Willig said he will be at the meeting.

Arsenault and Snader had a few questions about the proposed development at 1533 Village Road.

The Zoning Officer reports twenty-three permits issued with receipts in the amount of \$10,341.65.

The Sewage Enforcement Officer reports two inspections and two perc tests performed and two permits issued with receipts in the amount of \$800.00

There being no further business before the Board, the Supervisors adjourned at 10:35 p.m.

Judith G. Willig
Township Secretary