

August 3, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 3, 2020, at 7:30 p.m. at the Refton Community Fire Company, 99 Church Street, Refton 17568. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: James Thomas, David Miller, Doug Parkins, Cindy Welk, Brendan Curry

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

Public comment was invited. Thomas appeared to ask the Board's opinion on the property at 550 Bunker Hill Road. It was purchased to have a retreat center whose Zoning Hearing Board application was denied. The owners now wish to divide the property into three portions and sell them: One 24-acre tract would be sold to a neighboring farm as a lot add-on; 10 acres would be carved out around the existing house and outbuildings and sold as a residence; the remaining 33 acres would be sold as residential/Ag. The owners will have to obtain Zoning Hearing Board approval of variances for all of these proposals. The Board expressed reluctance to divide the property up, but understand the unusual configuration of the property. They are open to discussion.

Curry asked for any update on the Hartman Bridge Village project and was told a workshop meeting is scheduled for August 17th at 1:00 pm and the Township Building.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the minutes of July 6 and July 20, 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 \$15,557.61; General Fund checks #24907-24947 in the amount of \$94,464.60; Sewer Fund checks #427-432 in the amount of \$2,285.03; Escrow Fund checks #1117-1118 in the amount of \$2,000.00.

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

Miller and Parkins presented the PC2019-04 final subdivision and land development plan for Phase #1 of the Meadows at Strasburg development on Prospect Road:

- 25 units will be constructed in Phase #1
- Temporary cul-de-sacs will be installed
- All frontage improvements will be installed on Prospect Road

- Extension of public water from the Borough will be completed
- DEP permitting is in process for connection to the public sewer
- Street construction will begin this fall with a projected build-out of 2 years
- Phase #2 will be submitted within 18 months
- The developers are willing to front the fee in lieu of open space money from Phase #2-3 to complete the intersection improvements at Prospect Road and Strasburg Pike
- No additional modifications or waivers are requested

On a motion by Willig/Dearolf, the Board voted unanimously to conditionally approve the final plan for Phase #1 subject to the Solanco Engineering review letter dated July 25, 2020.

On a motion by Weaver/Dearolf, the Board voted unanimously to conditionally approve the PC2020-01final plan for John Stoltzfus, 812 May Post Office Road, subject to the Solanco Engineering review letter dated July 9, 2020 and approve a waiver to permit the driveway slope to exceed 8% within 25 feet of the roadway and the maximum driveway slope of 15%.

Welk had questions about whether Stoltzfus was penalized in any way for doing parts of his project without proper permission and exceeding the parameters of the permission he did receive. Deimler and the Board responded Stoltzfus was made to come into compliance with Township regulations through non-litigious means and, ultimately, wound up paying more than he would have by going through proper channels. There was no expense to the Township that was not recouped by normal fees.

On a motion by Weaver/Dearolf, the Board voted unanimously to release escrow for Samuel S. King, 1540 Beaver Valley Pike in the amount of \$1,000.00.

On a motion by Weaver/Dearolf, the Board voted unanimously to release escrow for Christian K. King, 2890 White Oak Road in the amount of \$1,000.00.

On a motion by Weaver/Dearolf, the Board voted unanimously to reduce Letter of Credit STB175 for Stonebrook Farms, 464 Weaver Road in the amount of \$38,599.63 leaving a balance of \$7,908.66.

On a motion by Dearolf/Weaver, the Board voted unanimously to waive the late fees for Township water and sewer customers for the second quarter of 2020.

On a motion by Dearolf/Weaver, the Board voted unanimously to rent a portion of the large barn at the Township Park to Mark Harnish for \$550.00 per year to store agricultural equipment.

A business has applied to the PLCB for a brewery license for a property at 242 Gap Road in the Township. The Township cannot regulate this sort of action except through a referendum. The Board stated it is the responsibility of the Township citizens to decide if they wish to gather signatures on petitions to have the referendums placed on the ballot for even year elections, not the Supervisors.

On a motion by Dearolf/Weaver, the Board voted unanimously to accept the winning bids acquired through Municibid for Township equipment as follows: 2002 F550 dump truck - \$13,600.00; 1984 Royal/Caterpillar grader - \$14,150.00; 1953 Farm-All Super A with Woods L59 finish mower - \$2,050.00. The Roadmaster has requested the funds received from the sale be applied to the purchase of a 2007 Ford tractor with flail mower and plow from West Lampeter. The Board asked Deimler to get more details from the Roadmaster about the tractor and his reasons for the request.

The Board reviewed the applications for the August 11th Zoning Hearing Board meeting. They support the application of Daniel Beiler with the conditions proposed by Deimler applied to any approval. They had no opposition to the other applications.

The secretary reported a complaint about speeding on Herr Road and was directed to contact the Borough Police to do a speed detail.

The Zoning Officer reports twenty permits issued with receipts in the amount of \$3,139.40.

The Sewage Enforcement Officer reports nine inspections and one perc test performed with receipts in the amount of \$850.00.

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

Judith G. Willig
Township Secretary