

August 1, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 1, 2016, 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: Allen Gruver, Wilmer Smoker, Barry Weaver, Greg Hill, Bob Breuninger, Lois Skiles, Donna Walker, Amanda Schaedler.

Public comment was invited. Walker announced she would no longer be the correspondent from LNP attending the meetings and introduced Schaedler as her replacement. The Board thanked Walker for her fair and balanced reporting and wished her well. Skiles asked about the status of a sign on Hartman Bridge Road which she maintained has been abandoned since it has not been used by a current business for over a year as supported by Township Zoning Ordinance Section 314.1. Deimler noted there is case law pertaining to signs which supersedes a Township's zoning, but he would contact the owner of the sign and ask them to improve the appearance. Breuninger appeared to ask the Board's permission to hire Township Solicitor Josele Cleary to represent him as a party in a hearing scheduled for the August 9<sup>th</sup> Zoning Hearing Board meeting. The Board felt it necessary to deny the request as not to set a bad precedent.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of July 5, 2016 as amended.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,312.13; General Fund checks #21045-21082 in the amount of \$79,355.54 ; Sewer Fund checks #112-117 in the amount of \$100,131.93; Escrow Fund checks #1019 in the amount of \$300.00.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as amended. Kauffman noted the 2015 contribution to the Pequea Creek Watershed Association was never received. She reissued the check.

At approximately 8:15 p.m., a hearing was held for proposed Ordinance #100 pertaining to setting a 30 mph speed limit for Sides Mill Road. Public comment was requested. Being none, on a motion by Willig/Weaver, the Board voted unanimously to close the hearing. On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Ordinance #100.

At approximately 8:25, the regular meeting resumed.

Hill appeared to represent Hartman Bridge LLC and update the Board on events since the last meeting:

- A request has been made to have the plans currently on file at the County formally withdrawn
- \$10,000.00 in recreation (rec) fees is proposed as an upfront payment with any additional fees paid prior to pulling permits for each building
- The project will not impact the Townships until residents move into the apartments and paying the rec fees up front in total is a hardship to the company
- All assurance was offered the Township will not be shorted on the rec fees

The Board responded:

- The Township ordinance requires payment of all rec fees in advance of permits being issued
- Waivers for fees have only been granted to charitable organizations
- The Township had requested the plans on file with the County be withdrawn long ago and the response from Hartman Bridge LLC was it was not legally required
- Hartman Bridge LLC knew the requirements of the ordinance and the Township is not required to provide relief
- The Board is willing to compromise, but \$10,000.00 is not sufficient. \$125,000.00 is more in line with the Board's expectations

Hill stated he is unauthorized to agree to a larger sum and offered a 90 day extension to the Township to finalize the plan approval and will provide a written extension as a follow-up. On a motion by Weaver/Dearolf, the Board voted unanimously to accept the 90 day extension.

Barry Weaver appeared to request final approval of his lot add-on plan. On a motion by Willig/Weaver, the Board voted unanimously to approve the plans as submitted and authorize the secretary to sign and seal them.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2016-10 supporting the Strasburg Railroads petition for a waiver of grade crossing warning.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Letter of Credit reduction request of Elam K. Stoltzfoos, 65 Prospect Road.

On a motion by Willig/Weaver, the Board voted unanimously to approve the waiver of well isolation request for 1742 Beaver Valley Pike.

Proposed amendments to the Zoning Ordinance were reviewed with the following revisions suggested:

- Kennels:       0-5 acres may have up to 25 dogs  
                  6-20 acres may have up to 40 dogs  
                  20 + acres may have 41 + dogs  
                  Insert "unannounced" for inspections

Fees will be established at the January organization meeting

- Horse Boarding: Strike “solely as principal transportation”

Deimler informed the Board about the August Zoning Hearing Board applications. They were neutral on the 426 Twin Elm Road and 1960 Beaver Valley Pike applications and supported the 323 Hilltop Road application.

The Board directed the secretary to send notice to the Lancaster Farmland Trust of their support for the request to preserve a portion of a Providence Township farm located in the Highway Commercial zone along Beaver Valley Pike in Strasburg Township.

Administrator’s report:

- The Refton WWTP is on track for mid-September completion and appears to be approximately \$40,000.00 under budget
- The Twin Elm Bridge is completed and very well done. Deimler complimented the road crew on their good work.

The secretary reported a conversation with Mark Harnish who mows the disc golf course at the Township Park. He has noticed a lot of evidence of partying at the course. The secretary was directed to ask the Borough Police to monitor the property.

The Zoning Officer reports sixteen permits issued with receipts in the amount of \$9,827.22

The Sewage Enforcement Officer reports three probe tests and inspections performed and three permits issued with receipts in the amount of \$1,050.00

Due to the late hour, the Board tabled discussion on the employee policy manual and document management system to the September 6<sup>th</sup> meeting.

There being no further business before the Board, the Supervisors adjourned at 11:30 p.m.

Judith G. Willig  
Township Secretary