

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION
JANUARY 16, 2024- 2:30 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Chris Beiler, Dean Stoltzfus and Gordon Hoover.

Others in attendance were John Byler, Steve Barr and Kirsten Peachey (Township Manager).

John Byler and Steve Barr attended the meeting to discuss some different options with the properties they own on the south side of Lincoln Highway along Gap hill. They asked questions about the differences between R-1 and R-2 zoning and options for access to public sewer and water.

The next meeting will be held at 7:00 PM tonight.

Beiler made a motion to adjourn at 3:35 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
JANUARY 16, 2024- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Chris Beiler, Dean Stoltzfus and Gordon Hoover.

Also in attendance was Joe Kennedy, Gap Fire Company; Kirsten Peachey, Manager.

Items covered in this meeting: Financial Guarantee Reduction for 5045 Amish Road (AMS221102/SWM220114); Financial Guarantee Reduction for PL Weaver Transport (BRK201202/SWM200116); Financial Guarantee Reduction and Developer's Agreement for Freedom Land Properties (MNT211001/SWM210101); Final Subdivision and Land Development Plan for 6191 Plank Road (PNK231101); SWM Site Plan for 5181 Lincoln Hwy (SWM230106); Revised SWM Site Plan for Emanuel Zook (SWM220117/HRS221103); Final LD and SWM Site Plan for Glick Structures-Deferral Revisit (NTD221001/SWM220118).

Chairman Hoover opened the meeting for public comment. Joe Kennedy attended the meeting to provide monthly report for the Gap Fire Company. Gap Fire Company had 30 calls (18 in Salisbury Township) in December. They had a total of 259 calls for the year 2023.

Beiler made a motion to approve the previously distributed minutes, financial and check approval reports. Seconded by Stoltzfus. All voted in favor.

A financial guarantee reduction request was received for 5045 Amish Road

(AMS221102/SWM220114). After review, Stoltzfus made a motion to approve releasing \$44,915.98, leaving a remaining balance of \$3,591.97, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A financial guarantee reduction request was received for PL Weaver Transport (BRK201202/SWM220116). After review, Beiler made a motion to release \$61,748.74, leaving a remaining balance of \$84,320.04, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A request was received from Freedom Land Properties for reduction in the financial guarantee associated with Phase II of the project. The applicant stated that they do not intend to build some of the improvements shown on the approved Land Development plan and are requesting release of those funds. After review, Beiler made a motion to not release the funds for Phase II until all improvements are complete for Phase I of the project and an as-built is submitted and recorded. Seconded by Stoltzfus. All voted in favor.

A final subdivision and land development plan was received for 6191 Plank Road (PNK231101). The plan proposes to subdivide two residential-size lots from the parent tract of 98.7 acres. The one lot will be around 2 acres and the other about 3 acres, which did require ZHB approval. After review, Beiler made a motion to approve the plan with the condition that all the Township Engineer's comments are addressed. Seconded by Stoltzfus. All voted in favor.

A stormwater site plan was received for 5181 Lincoln Highway (SWM230106). This property is the location of Site Prep, who is redeveloping the property with a new office building. The owner previously received a waiver of land development planning and the waiver was granted with a condition that stormwater must be addressed. After review, Beiler made a motion to approve the stormwater plan with the condition that all of the Township Engineer's comments are addressed. The motion also included authorizing the Township Manager and a member of the Board to execute any related agreements. Seconded by Stoltzfus. All voted in favor.

A revised stormwater management plan was received for Emanuel D. Zook (SWM220117/HRS221103). A plan was previously approved, but the location of the driveway has changed so the consultant has prepared a revised plan. After review, Beiler made a motion to approve the revised plan with the condition that all of the Township Engineer's comments are addressed. The motion also included authorizing the Township Manager and a member of the Board to execute any related agreements. Seconded by Stoltzfus. All voted in favor.

The Township received revised plans for the project at 5791 W. Lincoln Highway (CNT221104/SWM220118). The majority of the project development will be in West Sadsbury Township and the Board previously deferred planning to West Sadsbury Township. The revised plan showed a future easement area that would be dedicated to the municipalities should there ever need to be a realignment of County Line Road. After reviewing the plans, no action was taken.

The next meeting will be held on February 6, 2024, at 7:00 AM with a work session to follow at 7:30 AM (if needed).

Beiler made a motion to adjourn at 7:35 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township