

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
NOVEMBER 5, 2019- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Dean Stoltzfus, Gordon Hoover and Les Houck.

Also in attendance was Josele Cleary, Township Solicitor; Jason Shaner, Impact Engineering; Nick Gard, Smoker, Gard Associates; Allen Blank, Court Reporter; Kirsten Peachey, Manager; Michelle Neckerman & Leo Scaccia, Christiana Ambulance; Ben Stoltzfus; Leona Baker; Jake King; Levi Stoltzfus.

Items covered in this meeting: Christiana Ambulance Report; LS Steel Inc. Conditional Use Hearing (091901-CU); Final Land Development/SWM Plan for LS Steel (NTD190902/SWM); Final Land Development Plan for Pequea Mennonite School (BLN190903/SWM190075); Improvement Guarantee Release for Paul Burkholder (SWM180092); Improvement Guarantee Release for James Eby (SWM140019); Improvement Guarantee Release for Sam's Mechanical (LNC161001/SWM170092); Waiver Request for Lloyd E. Glick (MLD190701/SWM190062); Authorize Purchase of Truck and Dump Body; Revised SWM Plan for John I. Stoltzfus (SWM190082); Highway Occupancy Permit for Pinnacle Premiere Properties (DIV190203); Improvement Guarantee Release for Sweetwater Land Development Plan (CTN170402/SWM170031).

Chairman Hoover opened the meeting for public comment. There was no public comment.

Houck made a motion to approve the previously distributed Secretary/Treasurer's report. Seconded by Stoltzfus. All voted in favor.

Michelle Neckerman and Leo Scaccia attended the meeting on behalf of the Christiana Ambulance. They thanked the Supervisors for their donation and requested that the Board consider donating again in 2020. They entertained questions from the Board about their operations, billing, fundraising, etc. Chairman Hoover thanked them for attending and for the services they supply to the residents of Salisbury Township.

Chairman Hoover opened the conditional use hearing for LS Steel Inc. (091901-CU). Solicitor Cleary told the Board that there were 2 zoning decisions previously made for the property. Gordon made a motion to take administrative notice of the two Zoning Hearing Board (ZHB) decisions that were rendered on the property. This motion was seconded by Houck. All voted in favor.

Attorney Nick Gard, Jason Shaner (Impact Engineering) and Levi Stoltzfus (owner) were sworn in so that they could provide testimony. LS Steel is proposing to develop Lot 5B, within Houston Run Properties, with a 15,050 square ft. structure that will house 2 businesses. One business is LS Transport, which is a trucking company, that received approval from the ZHB. The other is LS Steel, which is a construction company, which will be subject to the Conditional Use hearing. The property is 7.83 acres, which is over the 2-acre size, which requires the need for the conditional use hearing. Nick, Jason & Levi presented the plan and potential uses of the property. Township Solicitor, Josele Cleary, and the Board of Supervisors asked questions about the businesses and operations that will occur on the property. Allen Blank, Court Reporter, took a stenographic record of the hearing. After all testimony was presented, the public was asked if they had any comments. Hearing none, Houck made a motion to approve

the conditional use with conditions as presented and agreed to by the owner of the business. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the Final Land Development Plan/SWM Plan for LS Steel (NTD190902/SWM190074) with the condition that all the comments are addressed from the Township Engineer's review letter. The motion also included authorizing the Township Engineer to execute any necessary agreements related to the plan. Seconded by Stoltzfus. All voted in favor.

Ben Stoltzfus attended the meeting on behalf of Pequea Mennonite School. After review, Houck made a motion to approve the Final Land Development Plan for Pequea Mennonite School (BLN190903/SWM190075) with the conditions that the lot add-on portion be removed from the plan prior to resubmission, sewage planning be addressed prior to final approval and recording of LD plans and issuance of permits and that all comments from the Township Engineer's review letter be addressed. The motion also included authorizing the Township Manager to execute any necessary agreements related to the plan. The motion was seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to authorize reduction of the Improvement Guarantee for Paul Burkholder in the amount of \$26,010.22 as recommended by the Township Engineer, leaving a balance of \$13,039.14. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to authorize final release of the Improvement Guarantee for James Eby (SWM140019) in the amount of \$2,861.65, as recommended by the Township Engineer, leaving a zero balance. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to authorize reduction of the Improvement Guarantee for Sam's Mechanical (LNC161001/SWM170092) in the amount of \$81,152.45, as recommended by the Township Engineer, leaving a balance of \$174,782.96. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the waiver for Lloyd E. Glick Land Development and Stormwater Management Plan (MLD190701/SWM190062) for the need to complete an as-built plan since the stormwater facilities are underground. It was conditioned that, should the location(s) and/or design/specification(s) of the stormwater facilities change, then exhibits showing new locations and/or changes must be provided to the Township immediately and changes must be discussed with the Township prior to construction. The necessary waiver fee must be paid. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the purchase of a 2020 Mack Tandem Dump Truck for \$133,680.00 with a stainless steel body for \$59,686.00. This would replace the 2013 Peterbilt. Seconded by Stoltzfus. All voted in favor.

After review, Hoover made a motion to approve the Revised SWM Plan for John I. Stoltzfus (SWM190082) which changed the plan from installing a basin to an infiltration bed. This was conditioned to meeting all the comments in the Township Engineer's review letter. The motion also included authorizing the Township Manager to execute any related documents associated with the plan. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to recognize and approve the submission of a Highway Occupancy Permit for reconstruction and relocation of low-volume driveways on the

property of 6950 Division Highway (Pinnacle Premiere Properties, LLC- DIV190203) with the condition that all Township Engineer's comments are addressed. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the reduction of the Improvement Guarantee for Sweetwater LD Plan (CTN170402/SWM170031) in the amount of \$11,644.60 as per the Township Engineer's recommendation, leaving a balance of \$1,100. Seconded by Stoltzfus. All voted in favor.

Leona Baker thanked the Supervisors for helping her to get access into the old historic building/tavern along Lincoln Highway, so that she could get pictures for the Historical Society prior to the building being removed.

The next meeting will be November 19, 2019 at 7:00 PM.

Houck made a meeting to adjourn at 8:36 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Lester O. Houck
Secretary/Treasurer
Salisbury Township