

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
JANUARY 6, 2020- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING
REORGANIZATION MEETING

The meeting was called to order by 2019 Chairman Gordon Hoover. Present was Dean Stoltzfus, Gordon Hoover and Lester Houck.

Also in attendance was Kirsten Peachey, Manager; Josele Cleary, Township Solicitor; Allen Blank, Court Stenographer; Chris Reed & Sarah Dotzel, Rutter's General Counsel; John & Linda Perella; Karen Winters; Gordon Diem; Chuck & Elaine Chalfant; Leona Baker; Sherry Bagshaw; Ruth McGowan; Brett Snyder; Jeremy & Audrey Brown; Jessica Meyer; Jacob King; Jason Shaner, Impact Engineering; Harold Groff; Levi R. Stoltzfus, Jr; Levi Fisher; Attorney David Mersky; Matt Harsch.

Items covered in this meeting: Reorganization; Agency Hearing for Liquor License Transfer Request for Rutters Store #91 (Resolution 1-6-20-1); Conditional Use Hearing for FB Property Group (11-19-01-CU); Final Land Development Plan for FB Property Group (BRK191101); Improvement Guarantee Reduction/ Release for Burkholder (SWM190036); Lot Add-on Plan for 317 Springville Road (SLL190905); SLDO Waiver for Sam's Mechanical (LNC161001).

Hoover opened the floor for nominations for the office of Chairman of the Board of Supervisors. Houck nominated Hoover. Seconded by Stoltzfus. Stoltzfus moved the nominations be closed and the Secretary cast a unanimous ballot. Seconded by Houck. All voted in favor.

Houck nominated Stoltzfus for the office of Vice-Chairman. Seconded by Hoover. All voted in favor. Houck moved the nominations be closed and the Secretary cast a unanimous ballot. Seconded by Stoltzfus. All voted in favor.

Stoltzfus nominated Lester Houck to the office of Secretary-Treasurer. Seconded by Houck. Stoltzfus moved the nominations be closed and the Secretary cast a unanimous ballot. Seconded by Houck. All voted in favor.

Chairman Hoover opened the meeting for public comment. Gordon Diem asked the Supervisors to consider removing all the extra STOP signs in the Village of Gap that had been placed there years ago upon request of the residents to slow traffic down through the village. Supervisor Houck said that if the majority of the residents came and expressed interest in having the signs removed, the Board of Supervisors would consider doing that.

Chairman Hoover opened the public hearing portion of the meeting dealing with the Liquor License Transfer Request for the Rutters Store #91. The Township is currently allotted 3 liquor licenses by the State based upon population (1 license per every 3,000 residents). The 3 licenses are currently all accounted for, so in order to transfer a license from another area, a public hearing must be held.

Chris Reed, General Counsel for Rutter's, attended the meeting to request that a liquor license be transferred from Character's Pub in Lancaster City to the new proposed Rutter's Store #91 in Gap. He stated that customers are only allowed to consume 25 ounces of alcohol on site, and that more than 90% of sales is all take-out. Rutter's strives to have 100% of all

employees trained for RAM (Responsible Alcohol Management), even though the State only requires that 50% of all employees have this training. Chris also stated that 100% of IDs are scanned prior to the purchase of alcohol. Surveillance cameras are provided in the interior of the store, as well as the exterior parking lot areas to monitor the property.

Charles Chalfant, Jeremy Brown, Linda Perella, Leona Baker, Gordon Diem, Elaine Chalfant and Brett Snyder all made comments in opposition of the intermunicipal transfer.

Chris Reed & all those who made comments were sworn in and stated that everything that was previously stated tonight was the truth. After hearing all the comments, Houck made a motion to deny the request with Resolution 1-6-20-1. Seconded by Stoltzfus. All voted in favor.

Jason Shaner, Levi Fisher and David Mersky were sworn in and presented testimony on behalf of the FB Property Group Conditional Use Hearing (11-19-01-CU). Gordon Diem was granted party status since his property is one property away from adjoining this property. Jason Shaner provide the Board with a proposed plan showing 2 large buildings on the property. Solicitor Cleary asked questions of Jason Shaner and Levi Fisher. One building would have approximately 48 employees, of which only 15 would be on site all day. The remaining employees would arrive at the property in the morning and then return at the end of the day, some driving personal vehicles and some using work vehicles. Fisher Brothers Exteriors provides services, such as roofing, siding, windows, patios, decks, etc. The other building would house about 20 employees, of which 10 would be on-site all day. The hours of operation would be Monday thru Friday from 5:30 AM to 5:00 PM and sometimes on Saturdays.

After hearing the testimony, Supervisor Hoover asked if there were any questions. Gordon Diem requested that the owner provide trees on the one side of the property (where currently there were not any shown on the plan). The property owner said they would take that into consideration. The Board provided the applicant with a list of conditions that were prepared by Solicitor Cleary and upon asking, the Applicant agreed to all the conditions. After hearing no more questions, Houck made a motion to approve the Conditional Use Hearing for FB Property Group with the conditions, as provided. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the Final Land Development Plan for FB Property Group (BRK191101) with the condition that all comments are addressed as per the Township Engineer's letter. The motion also authorized the Township Manager to execute any related agreements. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the Improvement Guarantee Reduction for Ronald Burkholder (SWM190036) in the amount of \$15,063.10, as per the Township Engineer's recommendation, leaving a remaining balance of \$1,759.31. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the Lot Add-on Plan for 317 Springville Road (SLL190905) with the condition that all Township Engineer's comments are addressed. The motion also included approving two waivers (Section 302.3.4A- Location of existing conditions- driveways, buildings, etc. and Section 302.3.4.B- Location of existing conditions- wells, septic, etc.) as per the conditions of the Township Engineer. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the SLDO Waiver (Chapter 22, Section 518.3- Installation of Street Trees) for Sam's Mechanical Land Development and Stormwater

Management Plan (LNC161001/SWM170092). Seconded by Stoltzfus. All voted in favor.

The Secretary-Treasurer report and minutes were previously distributed. The starting balances for the year 2020 are as follows:

01 General Account	\$1,680,253.65
08 Sewer Account	\$ 419,608.79
35 State Account	\$ 9,222.17
Park & Rec Account	\$ 21,599.37
General Fund CD	\$ 260,965.70

Houck made a motion to approve the Secretary-Treasurer Report. Seconded by Stoltzfus. All voted in favor.

Dean Stoltzfus was re-elected as Township Supervisor for a 6-year term.

Stoltzfus made a motion to reappoint Supervisor Houck as Secretary/Treasurer of the Township as a full time employee with compensation to be set by the Elected Auditors. Seconded by Hoover. All voted in favor.

Houck made a motion that for 2020 the medical, liability insurance and lost time Workman's Insurance Plan is paid from the General Fund. Seconded by Stoltzfus. All voted in favor.

Houck moved to authorize that the Lancaster County Tax Collection Bureau (LCTCB) collect the Earned Income Tax and Local Services Tax for 2020. Seconded by Stoltzfus. All voted in favor.

Houck made a motion to appoint Dennis Groff (Paradise Twp.) as the primary member on the LCTCB Board and Kirsten Peachey (Salisbury Twp.) as the alternate member.

Houck moved that the property tax millage rate for 2020 remain at zero. Seconded by Stoltzfus. All voted in favor.

Houck moved that the Fulton Bank, Gap Branch, be used as a depository banking institution for the Township for 2020 and that PLIGIT Investment Plan be used for distribution account and investment, and any other institutions that may be chosen for investments. Seconded by Stoltzfus. All voted in favor.

Houck moved that the Secretary-Treasurer Bond for 2020 be paid from the General Fund and the amount of the bond recommended to the Auditors be \$1,500,000. Seconded by Stoltzfus. All voted in favor.

Houck made a motion that the monthly meetings be held on the 1st and 3rd Tuesdays at 7:00 PM with work sessions at 2:30 PM on Tuesdays at the Township Building.

Houck moved to appoint Josele Cleary of Morgan, Hallgren, Crosswell & Kane as Solicitor for 2020 and retain any other legal council on an as needed basis. Seconded by Stoltzfus. All voted in favor.

Houck made a motion that the Sanitation Officer for 2020 be Gwen Beideman of Willow

Run Consulting and the alternate be Len Spencer. Seconded by Stoltzfus. All voted in favor.

Houck moved that RAV Associates be retained as Township Engineer on a call by call basis with the option left open to receive bids from other engineering firms. Seconded by Stoltzfus. All voted in favor.

Houck made a motion to appoint, for 2020, Code Administrators as a third-party to do building code administration, Code Enforcement Officer and as the Building Code Official. Seconded by Stoltzfus. All voted in favor.

Houck made a motion to appoint Kirsten Peachey as Township Manager for 2020 and to authorize the manager or any of the Supervisors to sign all O&M agreements and any other documents related to Stormwater Management and Escrow. Seconded by Stoltzfus. All voted in favor.

Houck made a motion that the Public Works Director for 2020 shall be Alex Balla. Seconded by Stoltzfus. All voted in favor.

Houck moved to appoint Damian Clawser as Zoning Officer for 2020 and Kara Wanner as the Assistant Zoning Officer. Seconded by Stoltzfus. All voted in favor.

Stoltzfus moved that Lester Houck be the voting delegate at the annual convention of the Association of Township Supervisors. Seconded by Houck. All voted in favor.

Houck made a motion to reappoint Peter Horvath to serve a 3-year term on the Zoning Hearing Board and Dennis Eby as the alternate member for 2020 and reappoint Steven Stoltzfus and Daniel King to the Planning Commission for a 4-year term. Seconded by Stoltzfus. All voted in favor.

Houck made a motion that board members shall continue the policy of attending 70% of the board meetings, except for sickness, to be considered for reappointment. Seconded by Stoltzfus. All voted in favor.

Houck made a motion to appoint John Oberholser for a 1-year term to position of Vacancy Board Chairman. Seconded by Stoltzfus. All voted in favor.

Houck made a motion to pay dues to PSATS and LCATS for 2020. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held January 21, 2020 at 7:00 PM.

Houck made a motion to adjourn at 8:42 PM. Seconded by Hoover. All voted in favor.

Respectfully Submitted,

Lester O. Houck
Secretary-Treasurer
Salisbury Township