

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES  
JULY 7, 2020- 7:00 PM  
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Gordon Hoover and Les Houck. Supervisor Dean Stoltzfus was absent.

Also in attendance was Kirsten Peachey, Manager.

Items covered in this meeting: Stormwater Management Plan for 790 Mt. Vernon Road (SWM200041); Improvement Guarantee Reduction for Comfort Inn & Suites (RUT171101/SWM170099); Improvement Guarantee Reduction for 6057 Wertztown Road (SWM180092); Improvement Guarantee Reduction for 5492 Elam Road (SWM180081); Act 15 of 2018- High Tunnel Exemption; SWM Waiver for David S. Beiler- 5083 Usner Road; Conditional Use Application (07-20-01)- Authorize STPC and Advertisement; Authorize Advertisement for Adoption- Code of Ordinances; Execute 2020 CDBG Grant; Gap Park-Tournaments.

There was no public in attendance for the public comment period.

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

After review, Houck made a motion to table the Stormwater Management Plan for 790 Mt Vernon Road (SWM200041) until the next meeting. The Township just received 2 waiver requests for the project today and the Township Engineer did not have time to review the requests in time for the meeting tonight. The motion was seconded by Hoover. All voted in favor.

After review, Houck made a motion to approve the Improvement Guarantee Reduction for Comfort Inn & Suites (RUT171101/SWM170099) in the amount of \$1,089.00, leaving a remaining balance of \$146,009.05. Seconded by Hoover. All voted in favor.

After review, Houck made a motion to approve the Improvement Guarantee Reduction for 6057 Wertztown Road (SWM180092) in the amount of \$3,035.00, leaving a remaining balance of \$10,004.14. Seconded by Hoover. All voted in favor.

After review, Houck made a motion to approve the Improvement Guarantee Reduction for 5492 Elam Road (SWM180081) in the amount of \$21,553.75, leaving a remaining balance of \$14,818.30. Seconded by Hoover. All voted in favor.

Act 15 of 2018 was an act to exempt high tunnels from SWM requirements. One of the criteria in the act is that the high tunnel may not exceed 25% of all structures located on the owner's total contiguous land area. The Board discussed whether this referred to each structure or a total of all high tunnel structures on the property. The Board's previous position was that there could be multiple high tunnel structures on the property (and each could not exceed 25% of all other structures. Houck made a motion to continue to allow multiple high tunnel structures as long as all other criteria could be met and to add the condition that the owner must have a current conservation plan on file for the property. Seconded by Hoover. All voted in favor.

David S. Beiler is requesting a SWM Waiver under Act 15 of 2018 to be allowed to place a high tunnel structure on 5083 Usner Road (SWM200053). Houck made a motion to approve the SWM Waiver with the condition that all other requirements of the act are met, the necessary permit paperwork is filed, and that the owner/operator has a current conservation plan for the property. Seconded by Hoover. All voted in favor.

Wyebrook Real Estate (David G. Stoltzfus) submitted a conditional use hearing application for the Houston Run Professional Center (836 Houston Run Drive) to use the property for storage and wholesaling of furniture, cabinets, fixtures, etc. The reason this requires a conditional use approval is because the property is greater than 2 acres in size. Houck made a motion to submit the application to the SPTC for review and to set a conditional use hearing date of August 18, 2020. The motion also included authorizing the Township Solicitor to prepare and advertise the hearing. Seconded by Hoover. All voted in favor.

The Township has been working with General Code to have the township ordinances re-codified. The ordinances have all been reviewed and the new code is ready for adoption. No substantial changes were made to the ordinances, but grammatical errors and other necessary updates to Acts/Bill numbers were made. After review, Houck made a motion to have the Solicitor advertise and prepare the necessary ordinance to adopt the new ordinance at the meeting on July 21, 2020. Seconded by Hoover. All voted in favor.

The Township received notification from the Lancaster County Redevelopment Authority (LCHRA) that Salisbury Township was awarded \$200,000 for the CDBG grant project application for the Martin Road Relocation Project. Houck made a motion to sign the grant contract with LCHRA for this project. Seconded by Hoover. All voted in favor.

Due to COVID-19, Paradise Township has cancelled all tournaments at their park for the 2020 season. After discussion, Houck made a motion to cancel all tournaments at Salisbury Township park for the 2020 season, as well. Seconded by Hoover. All voted in favor.

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

Houck made a motion to adjourn at 7:27 PM. Seconded by Hoover. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey  
Secretary  
Salisbury Township