

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
AUGUST 18, 2020- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Chris Slaymaker, Gap Fire Company; Christy DellaRova, Court Reporter; John Mateyak, Attorney for Sam's Mechanical; David G. Stoltzfus; Dale Yoder, Cornerstone Architects; Kirsten Peachey, Manager.

Items covered in this meeting: Conditional Use Hearing for Wyebrook Real Estate- 836 Houston Run Drive (07-20-01-CU); Sewage Planning Waiver and Capacity Request for 5847 Lincoln Highway (LNC200702); SWM Waiver and Improvement Guarantee Release for 5896 Plank Rd (SWM190022); Revised SWM Plan for Samuel K. Glick- 305 Snake Lane (SWM190080); Award Bids for Sewer Vac Unit; Complaint- Route 772/Amish Road Intersection; Sanitary Easement Encroachment- 5736 Lincoln Highway; Purchase Dirt Screener.

Chairman Hoover opened the meeting for public comment. Chris Slaymaker attended the meeting to give the monthly report for the Gap Fire Company. They received 22 alarms for the months (12 of which were in Salisbury Township). Chris also stated that, due to COVID, the fire company has decided to cancel their annual mud sale. He also stated that the fire company has applied for several grants through the County and State CARES Act.

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

Hoover opened the Conditional Use Hearing for Wyebrook Real Estate- 836 Houston Run Drive (07-20-01-CU). David G. Stoltzfus (owner) and Dale Yoder, Cornerstone Architects, were sworn in to be able to provide testimony. Christy DellaRova was the court stenographer for the hearing. David G. Stoltzfus read a letter to the Board stating that Lancaster County Showcase plan to use the Houston Run Professional Building for an exhibit for indoor and outdoor furniture, fine and rustic furniture, toys and crafts, sheds, gazebos and swing sets. The facility would be used to assist wholesale buyers to obtain quality, handmade goods. After David read the letter, Dale Yoder (architect), went through the conditions that were previously drafted by Township Solicitor and provided any additional comments or information. The owner agreed to all the conditions. Dale Yoder asked the Township to waive the landscape screening in the loading dock area. David stated they will be closing the facility in Paradise Township and moving everything to this location. They currently have 90 vendors and anticipate they may gain an additional 10-20 and they currently have 3 FT and 2 PT employees and may need to add an additional employee or 2.

No one from the public attended the hearing. After hearing no more comments, Houck made a motion to approve the conditional use for Wyebrook with the conditions as prepared by the Township Solicitor and to waive the landscape screening in the loading dock area. Seconded by Hoover. All voted in favor.

White Horse Construction purchased 5847 Lincoln Highway (LNC200702) and is planning to place 2 businesses on the property, for which they have already received Zoning Hearing Board approval. As part of the process they are requesting an additional EDU of capacity for public sewer and a waiver of sewage planning. After review, Houck made a motion

to grant an additional EDU of capacity at the Gap WWTP and to authorize submission of the Sewage Planning Waiver to DEP. Seconded by Hoover. All voted in favor.

Samuel Blank, 5896 Plank Road (SWM190022), submitted a waiver request to provide relief from submitting an as-built drawing and thus releasing the final \$1,100 being held in escrow. After review, Houck made a motion to approve the waiver request and authorize release of the remaining \$1,100 in escrow based upon the Township Engineer's recommendation. Seconded by Hoover. All vote in favor.

Samuel Glick, 305 Snake Lane (SWM190080) previously submitted a SWM for the construction of a new barn. He has since revised the plan to also include a new single-family dwelling. After review, Houck made a motion to approve the SWM Plan for 305 Snake Lane with the condition that all comments are addressed from the Township Engineer's review letter. The motion also authorized the Township Manager to execute any associated documents for the project. Seconded by Hoover. All voted in favor.

The Township placed the 2015 Sewer Vac Truck for sale on Municibid and also placed an ad in Lancaster Newspaper. The highest bid received was \$21,600. Houck made a motion to reject all bids and re-advertise the unit on Municibid with a minimum bid of \$25,000. Seconded by Hoover. All voted in favor.

The Township Manager received a phone call from PennDOT that they had received a complaint about the safety of intersection of Route 772 and Amish Road. After review, Houck made a motion to authorize PennDOT to perform an intersection safety study to see if any improvements were warranted. Seconded by Hoover. All voted in favor.

John Mateyak, Attorney for Sam's Mechanical (5736 Lincoln Highway), attended the meeting to present to the Board a request to place a freestanding advertising sign for Sam's Mechanical within the Township sewer easement. When the property was developed the Township requested a sewer easement along the front of the property in case public sewer needed to be extended. There is only one additional property (currently owned by Sam's Mechanical) between the Sam's Mechanical business and the Township line. John Mateyak has prepared an encroachment agreement that his client is willing to sign with the Township. After review, Houck made a motion to approve the request with the condition that the proposed agreement be reviewed and approved by the Township Solicitor prior to the Township signing. Seconded by Hoover. All voted in favor.

Houck provided information to the Board about purchasing a dirt screener for screening topsoil prior to the soil being placed along the edges of the road after reconstruction. The screening process would save the road crew time and effort by eliminating the need to rake and remove debris from the material. After receiving several quotes, Houck made a motion to authorize the purchase of a dirt screener and extra screen from Lin-Ray Farms in the amount of \$13,500.00. Seconded by Hoover. All voted in favor.

The next meeting will be September 1, 2020 at 7:00 PM.

Houck made a motion to adjourn at 7:37 PM. Seconded by Hoover. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary
Salisbury Township