

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES  
FEBRUARY 16, 2021- 7:00 PM  
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Kirsten Peachey, Manager; Christy Della Rova, Court Reporter; Joe Kennedy & Chris Beiler, Gap Fire Company; Jason Shaner, Impact Engineering; Phil Weaver & TJ Noye, PL Weaver; Anthony Petersheim, Lancaster Design Build.

Items covered in this meeting: Conditional Use Hearing for PL Weaver (12-20-01-CU); Preliminary/Final Lot Add-on and Land Development for PL Weaver Transfer (BRK201202); Final Lot Add-on Plan for Amos E. Fisher (HAM201203); Final Subdivision/Add-on Plan for 729 Northpoint Road (NPT210101); Septic Maintenance Agreement for Daniel Z. Stoltzfus (649 Churchtown Road); LD Waiver for 5222 Old Strasburg Road (OSG210202); Waiver for LS Steel (MRT190401); MS4 Project Design & Permitting- Smucker Property; Sam Glick Enforcement (305 Snake Lane); Resolution to Authorize Acceptance of Additional Public Street ROW- Newport Road (Resolution#2-16-21-1).

Houck made a motion to approve the previously distributed minutes, monthly expenses and Treasurer's report. Seconded by Stoltzfus. All voted in favor.

Chairman Hoover opened the meeting and called to order the public hearing for the Conditional Use Application for PL Weaver (12-20-01-CU). Phil Weaver & TJ Noye, PL Weaver; Jason Shaner, Impact Engineering; Anthony Petersheim, Lancaster Design Build, were all sworn in to give testimony. Christy Della Rova was the court reporter for the hearing.

Jason Shaner, Impact Engineering, presented the conditional use application. PL Weaver is a local organic milk hauler and they are looking to purchase 2 five-acre lots (Lots 6C & 6D) within Houston Run, join the lots into one and operate the milk hauling business from that property. Since the lot size is greater than 2 acres, a conditional use approval is necessary. TJ Noye, PL Weaver, read a prepared statement about the company/use. Any given day they would have between 12-15 trucks in and out of the facility. They will also be washing the interior and exterior of the trucks. Exterior washing will go through a grease trap/oil separator before going into the public sewer. Interior washing goes into a tank which would then be pumped and hauled by an outside company. They have 48 employees, 33 trucks and 35 tankers.

Hoover asked if they intend to allow other similar haulers to use their facilities for washing. The indicated they would but it would only be for food grade haulers. Houck stated that the Township requires an outside readout on the water meter so employees do not need to access the facility for quarterly readings. He also requested that a port be installed outside that would allow for BOD testing, which is used by the Township to calculate sewer billing. PL Weaver agreed to both conditions along with all conditions as were previously prepared by the Township Solicitor.

Hoover asked if there were any other questions from anyone. Hearing none, he closed the public hearing portion of the meeting and called for a motion. Houck made a motion to approve the conditional use with the conditions that were previously prepared by the Township Solicitor, installing the outside water meter readout and port for BOD testing. The motion was seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to approve the Preliminary/Final Lot Add-on Plan and Land Development Plan for PL Weaver Transfer (BRK201202) with the conditions and waivers as approved by the Township Engineer and to authorize the Township Manager to execute any related agreements. Seconded by Stoltzfus. All voted in favor.

Chairman Hoover opened the meeting for public comment. Joe Kennedy from Gap Fire Company presented the monthly and annual call reports. There were 17 calls for the month of January 2021 and a total of 223 calls for the year 2020 (of which 126 were in Salisbury Township). Chris Beiler also stated that the Gap Fire Company is looking at different options to see if they are able to hold their annual sale this year. One of the options they are looking at would be to relocate the sale into the Houston Run industrial center and to hold all portions of the sale outdoors so they are able to follow COVID guidelines. A final decision has not been made yet about the sale.

A Final Lot Add-on Plan was received for Amos E. Fisher (HAM201203) for the subdivision of a 10.4-acre parcel of land from a 38.8-acre property to add to an existing 11.5-acre property. No improvements are proposed with this plan. After review, Houck made a motion to approve the plan with the condition that all the comments are addressed from the Township Engineer's review letter. Seconded by Stoltzfus. All voted in favor.

A Final Lot Add-on Plan was received for 729 Northpoint Road (NPT210101) which involves subdivision of a 1.862-acre parcel of land from a 27.67-acre farm property to add to a pole that served a residential property at the end of Northpoint Road. Also part of the plan is the absorption of a 1.171-acre lot onto a 1.602-acre lot that is currently developed with a SF dwelling and other accessory structures. No new lots are being created, just reallocation of land to gain a more developable lot. The properties are in the public sewer district. After review, Houck made a motion to approve the plan with the conditions and waivers as recommended in the Township Engineer's review letter. Seconded by Stoltzfus. All voted in favor.

After review, Houck made a motion to sign the Septic Maintenance Agreement for Daniel Z. Stoltzfus (649 Churchtown Road) as prepared by the Township Solicitor. Seconded by Stoltzfus. All voted in favor.

A waiver of completing a land development plan was received for 5222 Old Strasburg Road (OSG210202). The owners have proposed to convert the upper floor of the detached garage/barn into a residential unit for them and their disabled son to move into and then the owner's brother would reside in the existing dwelling. They received Zoning Hearing Board approval to be able to do this and they are proposing connecting both units to public sewer. After review, Houck made a motion to approve the waiver request but to require that both units are connected to the public sewer and all necessary tapping/inspection fees be paid, as well as any necessary permits be paid for and completed. Seconded by Stoltzfus. All voted in favor.

A waiver was received from LS Steel (MRT190401) to place a storage building within a stormwater easement. After review, Houck made a motion to approve the waiver as conditioned by the Township Engineer and that an agreement must be prepared by the Township Solicitor and signed by the owner. Seconded by Stoltzfus. All voted in favor.

The Township Manager presented the proposal of services for the Floodplain Restoration Design & Permitting for the Smucker Farm property (adjoins Gap Park). After discussing with LandStudies (consultants), they are recommending proceeding with the full

floodplain restoration compared to the basic plan as presented previously. The opportunities to receive grant funding for the project would be more likely, as well as a possible greater coordination effort with PennDOT and developer participation/credits. After review, Houck made a motion to approve the proposal in the amount of \$85,000. Seconded by Hoover. All voted in favor.

At the previous Board meeting, the Board had discussed violations occurring at 305 Snake Lane and had given the property owner until this meeting to provide a timeline/schedule as to how and when violations would be remedied. The Zoning Officer did receive a phone call from the owner last week and an email but there were no dates or time frames as to how and when, only that several phone calls were made to consultants that work should get done. There was no date when the camper would no longer be occupied or when the business would be removed. Someone did call in about getting a Zoning Hearing Board application, but it will not be completed in time for March's hearings. After discussion, Hoover made a motion to have the Zoning Officer proceed with any necessary violation notices and to proceed with enforcement. Seconded by Stoltzfus. All voted in favor.

Salisbury Township received notification from ELA Group that as part of the PennDOT HOP permit process, that additional right-of-way needed to be secured from the property currently owned by E&J Family (southeast corner of Newport Road/Route 30 intersection). After review, Houck made a motion to pass Resolution 2-16-21-1 authorizing acceptance of additional public street right-of-way by dedication. Seconded by Stoltzfus.

The next meeting will be held on March 2, 2021 at 7:00 PM.

Houck made a motion to adjourn at 7:48 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey  
Secretary  
Salisbury Township