

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

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

Also in attendance was Aaron Troutman, Lancaster Newspapers; Jerry Esh, Dave Fisher, Leon Stoltzfus, Amos Beiler & Melvin Beiler, residents of Narvon Road; Kirsten Peachey, Township Manager

Items covered in this meeting: Waiver of Planning for DAS Properties (BRK210804); Improvement Guarantee reduction/release and waiver request for Starbucks at Village at Gap (LNC200701/SWM200092); Improvement Guarantee reduction/release for Gap Hill Farm Wagons (NTD191203/SWM200002); SWM Plan for Bruce Riggs – 6165 Guy Road (SWM210061); SWM Plan for John Z. Zook – 726 Narvon Road (SWM210064); SWM Plan for Craig Smucker – 416 Sollenberger Rd (SWM210068); SWM Plan for Mark King – 734 Narvon Rd (SWM210069); SWM Waiver for Daryl S. Martin – 451 Compass Rd (SWM210081); Commercial Holding Tank Agreement for Amos Jay Esh – 5259 Diem Rd; HBW UCC Appeal (01-2021-UCC); Sadsbury Township Sewer Authority Contract Review; Proposal for Design & Administration of Sewer Relocation- PennDOT Houston Run Bridge; Ag. Security Area Request- Benueel Allgyer- Plank Road; Wages & Employee Manual Update.

Chairman Hoover opened the meeting for public comment. Several residents of Narvon Road attended the meeting to find out more about how the Township operates. They did not have any concerns they wanted to discuss openly at the meeting but were told they can contact the Township Manager or staff at any time to address specific concerns.

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

A waiver of Land Development Planning was received for Lancaster Log Cabins (BRK210804) for construction of a second building (22,900 sf) on the property at 1005 Brackbill Road. The building will be used for additional production and storage space. The original land development plan did show this proposed building. After review, Houck made a motion to approve the waiver request, contingent upon obtaining ZHB approval, that the necessary agreements are signed and that a SWM plan must be completed, as well as completing and recording an as-built upon completion. Seconded by Stoltzfus. All voted in favor.

A reduction request was received for the Improvement Guarantee being held for Starbucks at Village at Gap (LNC200701/SWM200092), as well as a waiver request from completing an as-built for the project. After review, Houck made a motion to approve the waiver from completing an as-built with the conditions as recommended by the Township Engineer and approve the reduction in the amount of \$72,542.50, leaving a remaining balance of \$46,636.45, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A request was received from Gap Hill Farm Wagons (NTD191203/SWM200002) to reduce the amount of the improvement guarantee being held for the project. After review, Houck made a motion to release \$87,692.00, leaving a remaining balance of \$481,233.50, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A stormwater management plan was received for Bruce Riggs- 6165 Guy Road

(SWM210061) for the construction of a driveway extension, parking area and building that will be used for a hobby/workshop for making and firing pottery. After review, Houck made a motion to approve the plan with the conditions as recommended by the Township Engineer and to allow the Township Manager to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A stormwater management plan was received for John Z. Zook- 726 Narvon Road (SWM210064) which involves a new driveway, house, and barn. After review, Houck made a motion to approve the plan with the conditions as recommended by the Township Engineer and authorizing the Township Manager to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A stormwater management plan was received for Craig Smucker- 416 Sollenberger Road (SWM210068) which involves construction of a detached residential accessory building. After review, Houck made a motion to approve the plan with the conditions as recommended by the Township Engineer and to authorize the Township Manager to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A stormwater management plan was received for Mark A. King- 734 Narvon Road (SWM210069) which involves construction of a new driveway, house, and barn. After review, Houck made a motion to approve the plan with the conditions as recommended by the Township Engineer and to authorize the Township Manager to execute any related documents. Seconded by Stoltzfus. All voted in favor.

A stormwater waiver request was received for Daryl L. Martin- 477 Compass Road (SWM210074) from preparing a stormwater management plan for the installation of a greenhouse (high tunnel). After review, Houck made a motion to approve the waiver request with the condition that all necessary permits are received, all fees are paid and that the applicant maintain consistency with the submitted information to remain compliant with all the provisions of Act 15 of 2018. Seconded by Stoltzfus. All voted in favor.

A commercial holding tank agreement was prepared by the Township Solicitor for Amos Jay Esh- 5259 Diem Road for the separation of commercial waste that is generated from restroom facilities within the detached garage for a construction business that is operated on the property. After review, Houck made a motion to approve and sign the agreement. Seconded by Stoltzfus. All voted in favor.

A PA Uniform Construction Code appeal request was received from HBW Holdings for the fire suppression requirements for the building that is being built at 5165 Martin Drive. This request will be heard by the Pequea Valley UCC Appeals Board. After review, no action was taken to either support or oppose this request.

Sadsbury Township Sewer Authority has been in contact with Salisbury Township about the potential sale of the sewer system. After review and discussion, Houck made a motion to retain legal counsel that is versed in PUC regulated facilities to further discuss Salisbury Township's options. Seconded by Stoltzfus. All voted in favor.

Salisbury Township has been notified that PennDOT will be replacing a bridge over Houston Run, which is along Lincoln Highway near White Chimneys. As part of this bridge replacement, the township's sanitary sewer line needs to be relocated. The Township received a technical proposal from Gibson-Thomas Engineering (PennDOT's consultant for the project)

for the design and permitting of the sanitary sewer relocation. When completed all cost should be reimbursed to the Township from PennDOT. After review, Houck made a motion to accept the proposal in the amount of \$43,787.51. Seconded by Stoltzfus. All voted in favor.

A letter was received from Lancaster Farmland Trust with a copy of the petition for the Benue J. & Sylvia Ann Allgyer property (91.627 acres on Plank Road) to the township's Agricultural Security Area (ASA). No motion was taken on this request.

The Township Manager requested that the Board increase the road crew's wages, as per the rates that were previously discussed at the work session because of labor shortage and inability to hire anyone at present, increased starting wages for employment and because of good performance with current employees. The Township Manager also requested to review the current employee manual and to bring it up to current standards and procedures. After review, Houck made a motion to increase wages as presented, effective for the paycheck paid on September 1, 2021, and to allow the manager to review the employee manual and present changes at a future meeting. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held on September 21, 2021 at 7:00 PM.

Houck made a motion to adjourn at 7:40 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township