

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION  
JULY 18, 2023- 2:30 PM  
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Gordon Hoover, Chris Beiler and Dean Stoltzfus.

Also in attendance was JT Hand & Andrew Prosser, York Water Company; Kirsten Peachey, Township Manager.

JT Hand & Andrew Prosser attended the meeting to introduce themselves and York Water Company. York Water is currently in the process of purchasing Houston Run Water, which provides water to the Houston Run industrial park and several surrounding businesses. The Board asked numerous questions about the system and how operations would be handled. One of the points of discussion was the fire hydrants. The Township is not currently pay for the fire hydrants, but York Water is looking to have the Township take over maintenance fees for the hydrants, which would currently be about \$36 per hydrant per month. There are currently 7 hydrants on the system, of which the Township would be responsible to pay for 6. There is the potential to possibly eliminate several of the fire hydrants, but this would likely depend on the needs of the fire company. The Township will continue to evaluate this issue, as no decision will be necessary for at least 6 months, until the formal process is completed with York Water acquiring the system.

The next meeting will be held tonight at 7:00 PM.

Respectfully Submitted,

Kirsten J. Peachey  
Secretary- Salisbury Township

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES  
JULY 18, 2023- 7:00 PM  
SALISBURY TOWNSHIP MUNICIPAL BUILDING

Supervisors in attendance were Gordon Hoover, Dean Stoltzfus and Chris Beiler.

Also in attendance was Miranda Miller, LNP; Joe Kennedy, Gap Fire Company & Westwood EMS; Elmer Petersheim, Mine Road; Kirsten Peachey, Manager.

Items covered in this meeting: Financial Guarantee Reduction for Freedom Land Properties (MTN210603 / SWM210101); Financial Guarantee Release for Lancaster Log Cabins Land Development and SWM Site Plan (BRK190402 / SWM190038); Financial Guarantee Release for Lancaster Log Cabins SWM Site Plan (SWM210114); Financial Guarantee Reduction/Release for Levi Fisher – 5559 Meadville Rd (SWM220060); Financial Guarantee Reduction for Final Subdivision and LD Plan for Benjamin S. King (NTD210102 / SWM220004); Financial Guarantee Release for SWM Site Plan – 506 White Horse Rd (SWM220040); Sewage Isolation Distance Waiver for Jonas L. Smoker – 6116 Wertztown Road; Holding Tank Agreement for Mahlon and Katie Beiler – 582 Gault Rd; Zoning Ordinance

Text Amendment Authorization – Rural Residential; 335 Millwood Road - Driveway Maintenance; Sewer Loan Payoff; Pickleball Courts.

Chairman Hoover opened the meeting for public comment. Joe Kennedy attended the meeting to give the monthly report for the Gap Fire Company and the Westwood EMS. He reported that the Gap Fire Company had a total of 23 calls for the month of June, 18 of which were in Salisbury Township. He also noted that there was a house in Sadsbury Township that was going to be torn down, but they were able to use it for fire training activities. He reported that Westwood had a total of 22 calls in Salisbury Township during June. Joe also noted that he is continuing to follow up with the Township's emergency management plan and will be looking to schedule a time to go over the changes with the manager prior to presenting to the Board for approval.

Beiler made a motion to approve the previously distributed minutes, financial and check approval reports. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for Freedom Land Properties (MTN210603/SWM210101). After review, Beiler made a motion to release \$27,332.08, leaving a remaining balance of \$554,959.29, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for Lancaster Log Cabins (BRK190402/SWM190038). After review, Beiler made a motion to release all the remaining funds for this project in the amount of \$41,177.85, leaving a zero balance, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

Another request was received from Lancaster Log Cabins to release the financial guarantee for another project (SWM210114) on the same property. After review, Beiler made a motion to approve a full release of all remaining funds in the amount of \$33,375.60, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for Levi Z. Fisher (SWM220060). After review, Beiler made a motion to approve a release of all remaining funds in the amount of \$27,584.98, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for Benjamin S. King (SWM220004). After review, Beiler made a motion to approve releasing \$33,544.88, leaving a remaining balance of \$2,021.42, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for 506 White Horse Road (SWM210040). After review, Beiler made a motion to approve releasing all the remaining funds in the amount of \$4,455.00, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A well isolation distance waiver request was received for 6116 Wertztown Road (Sewage Permit#Z241077). The owner is installing a new drainfield, but there will not be enough distance between the drainfield and the well. In order to not have to drill a new well, the owner is requesting a waiver to allow the drainfield to be 75 feet from the well instead of the 100

feet that is required. The Township SEO is ok with this request. After review, Beiler made a motion to approve the waiver request. Seconded by Stoltzfus. All voted in favor.

A holding tank agreement was prepared by the Township Solicitor for 582 Gault Road and the property owners have signed the agreement. The holding tank will serve the commercial building, which will be used to process animal bedding. After review, Beiler made a motion to approve and sign the agreement. Seconded by Stoltzfus. All voted in favor.

The Board received a request to change text within the Rural Residential Zoning to reduce the minimum lot size on which agricultural uses may exist. The current ordinance would require 50 acres for an agricultural lot and the requestor would like to reduce this to 10 acres. After discussion, Hoover made a motion to table action until a work session could be scheduled to further discuss. Seconded by Beiler. All voted in favor.

The Township Manager received a call from the owner of 335 Millwood Road. The owner stated that the Township was responsible for the maintenance of the driveway because of an old agreement that was in place. The Manager was unable to locate any such agreement, but the Public Works Director was aware of some maintenance and plowing that had been done on this driveway in the past. The Manager asked the owner for a copy of the agreement, which was provided. The Manager had the Township Solicitor review the document. No action was taken on this item until further discussion with the Solicitor and property owner can occur.

The Township Manager provided the Board with information about the loan for the public sewer system/WWTP. The previous interest rate for this loan was 2.54%, but according to the terms of the loan, the interest amount increased in April to 5%. The loan balance is about \$315,000 and the Township has funds in the sewer account to pay off this account. After discussion, Stoltzfus made a motion to approve paying off the loan in full. Seconded by Beiler. All voted in favor.

The Township Manager received a request to paint pickleball lines on the one hockey rink at Gap Park, since the rinks are hardly ever in use. The request is to paint 4 courts within the rink. After review, Stoltzfus made a motion to approve the request and to pay for the supplies to paint the lines. Seconded by Beiler. All voted in favor.

The next meeting will be held on August 1<sup>st</sup> at 7:00 AM with a work session at 7:30 AM (if needed).

Beiler made a motion to adjourn at 7:58 PM. Seconded by Hoover. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey  
Secretary- Salisbury Township