

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION
AUGUST 15, 2023- 2:30 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Damian Clawser, Zoning Officer and Kirsten Peachey, Township Manager.

Items covered in this meeting: Rural Residential Zoning Changes; Benefit Events on Private Property.

The Board discussed the proposal to change the lot size for an agricultural lot within the Rural Residential Zone from the current 25 acres to 10 acres. This was previously discussed at a work session and at a Board meeting. After discussion, the Board was in agreement with having the proposal come before the Board at next month's meeting for formal action.

The Township Manager asked the Board how the Zoning Officer should be handling benefit events that are held on private property. After discussion, the Board asked the Manager to get input from the Township Solicitor and to find out what other municipalities may be doing to regulate these activities.

Hoover made a motion to adjourn at 3:40 PM. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held on August 15, 2023, at 7:00 PM.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
AUGUST 15, 2023- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Todd Shoaf, Pioneer Management; Alvin Lantz; Elmer Petersheim; Leona Baker, Salisbury Township Historical Society; Kirsten Peachey, Manager.

Items covered in this meeting: 335 Millwood Road- Driveway Maintenance; Salisbury Township Historical Society- Leona Baker; Financial Guarantee Release for George R. Stoltzfus Lot Add-on Plan (UBL220902); Financial Guarantee for Black and White Ventures Final LD – 5847 Lincoln Hwy (LNC200702 / SWM200062); Final Land Development and SWM Site Plan for Gap Power (Newport Road Tract) (NTD230401/SWM230047); LD and Sewage Planning Deferral for Preliminary/Final Subdivision Plan for 6284 Criswell Road (CSW230701); Sewage Planning Module for John J. Lapp – 403 Old Mill Drive (PM230008- Resolution 8-15-23-1);

Appoint Planning Commission Member- Nate Huyard; Tax Claim Bureau- 5311 Lincoln Hwy (560-61308-0-0000).

Chairman Hoover opened the meeting for public comment. There was no public comment.

Beiler made a motion to approve the previously distributed minutes, financial and check approval reports. The motion also included paying all EMS (fire/ambulance) donations out of the ARPA funds instead of the General funds, as it was initially budgeted. Seconded by Stoltzfus. All voted in favor.

Hoover reported that he had talked with Dennis Eby about the driveway that goes through his land and the maintenance agreement with the Township for 335 Millwood Road. At some point in time, a second driveway was added to access 335 Millwood Road. After further discussion, Hoover made a motion to check with the Township Solicitor how to formally negate the agreement since the secondary driveway was added for the 335 Millwood Road property, there is no need for the Township to maintain this driveway since the property the property already has access. Seconded by Beiler. All voted in favor.

Leona Baker attended the meeting to provide the Board with an update of the Salisbury Township Historical Society's (STHS) activities. She began by thanking the Board and Township staff for allowing them to store items at the township office and for allowing the staff to sell their items. The newest item is a book about one room schools in the township. She also noted that the STHS was able to provide tours to high school students, as well as tours of the Welsh Mountain. She expressed concerns with several historic properties in the township that are currently being remodeled and wanted to know if they had permits. Peachey suggested that she get the addresses of the properties and provide them to township staff to check into.

A request was received to reduce the amount of financial guarantee being held for the George Stoltzfus Lot Add-on Plan (UBL220902). After review, Beiler made a motion to release the remaining \$1,870.00, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A notice was received from Univest Bank that they would not be renewing the Letter of Credit for the project at 5847 Lincoln Highway- White Horse Construction (LNC200702/SWM200062). The owner of the property has stated that they will drop off a check to replace the Letter of Credit, in the amount of \$10,273.17. After review, Chris made a motion to allow substitution of the Letter of Credit with cash (check). Seconded by Stoltzfus. All voted in favor.

A final land development and stormwater management plan was received for Gap Power (Newport Road- NTD230401/SWM230047). Todd Shoaf, Pioneer Management, attended the meeting to answer any questions the Board may have and to bring up a concern that was discussed at the Salisbury Township Planning Commission. He stated that there were several things in the Township Engineer's review letter (Storm Water Management C2 and C20) that he was not sure how to address. The review stated that they needed to obtain an agreement with the neighboring property owner. Todd was questioning why this was needed since no stormwater would be discharged onto that property. After review, Hoover made a motion to approve the plans with the conditions and waivers as recommended by the Township Engineer but to not require the agreement with the neighboring property owner as mentioned in comment

C2 and C20. Seconded by Beiler. All voted in favor.

A deferral of land development, stormwater and sewage planning was received for Robert Fisher- 6284 Criswell Road (CSW230701). The property is 5-acres in size and is split between Salisbury Township and West Caln Township (Chester County). The owner is proposing to subdivide a residentially-sized lot, which would be fully within West Caln Township. After review, Beiler made a motion to approve the deferral request with the conditions that should any sewage replacement testing be done in Salisbury Township that Salisbury's SEO would be consulted. The motion also included conditions to place an approved deferral certificate on the plan from Salisbury Township, provide a fully signed set of plans to the Township, provide proof of recording of the plan and deeds, compliance with any comments generated in the Lancaster County Planning Commission review and make approval contingent upon no improvements being completed in Salisbury Township. Seconded by Stoltzfus. All voted in favor.

A sewage planning module was received for John J. Lapp (PM230008)- 407 Old Mill Road. The module is for the construction of an attached dwelling unit to an existing single-family dwelling. After review, Beiler made a motion to approve the planning module (Resolution #8-5-23-1). Seconded by Stoltzfus. All voted in favor.

After review, Hoover made a motion to appoint Nathan Huyard to the Salisbury Township to fill out the remainder of Larry Gouge's term. The term will run through 12/31/2024. Seconded by Beiler. All voted in favor.

The Township received a letter from the Lancaster County Tax Claim Bureau that someone was interested in purchasing 5311 Lincoln Highway (560-61308-0-0000) from the Repository of Unsold Properties. The price offered was \$1,000. The property is .08 acres and was a result of the new Route 30 loop. The delinquent taxes owed to the Township are \$75.73 (base amount). After review, Beiler made a motion to approve the sale of the property. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held on September 5th at 7:00 AM with a work session to follow at 7:30 AM (if needed).

Beiler made a motion to adjourn at 7:54 PM. Seconded by Hoover. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township