

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION
OCTOBER 17, 2023- 2:30 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was John Sly, Westwood EMS, and Kirsten Peachey, Township Manager.

Items covered in this meeting: Ben Fisher- Hoover Road Speed Limit; Westwood ALS Contract; Urban Growth Boundary- Map Changes/Regional Planning; Budget 2024.

John Sly, Westwood EMS, attended the meeting to answer any questions that the Board had about the ALS contract that Westwood submitted to the Township. He stated that several municipalities had requested a formal contract for providing EMS services and so they decided it would be a good idea to have all the municipalities that they serve sign the contract. The contract lists the services that will be provided by Westwood and the payment scheduled that is expected of the Township. This item will be placed on a future meeting schedule for formal action.

Ben Fisher, (Pequea Transport), owns property along Hoover Road in Salisbury Township. He contacted the Township and was requesting that the speed limit on Hoover Road be reduced from 40 MPH to 35 MPH. He stated that he and the adjoining property wanted to have access onto Hoover Road for their businesses, but at the current speed of 40 MPH, this is not allowed. He said that several speed studies had been conducted on Hoover Road. The Township Manager suggested that he provide the Township with copies of the speed study or something from his engineer/consultant stating that this was warranted. He recently provided a portion of the speed study and a copy of an email from an engineer. From what was provided, it appears the average safe speed for this road was 37.5 MPH, so the consultant that was doing the study did not see the need to make the change since the posted speed is within 2-3 MPH of the speed. From other information that was gathered, it appears that MK Builders is the other property owner that would like to use Hoover Road for access to their business. Both businesses would have multiple tractor trailers in and out of the property per day. The Board discussed the safety of trucks entering and exiting at the location in discussion. After discussion, the Board advised the Manager to contact Ben and tell him they would like to see more detail in the form of a sketch plan from an engineer/consultant showing that tractor trailers could safely use the access onto Hoover Road before any decisions would be made to lower the speed on this road.

The Board briefly discussed making some adjustments to the Urban Growth Boundary to allow for more growth in certain areas of the Township. The Township Manager also added that Paradise Township was interested in having the 3 townships within the PV region to look at revising/updating the joint comprehensive plan. The Township Manager will follow up with Paradise Township, Leacock Township and Lancaster County on a future meeting date to get more information on what would be involved before the Board makes any changes.

The Township Manager presented the Board with the 2024 budget. There was discussion about the possible uses for the remaining ARPA funds. The Board will provide any feedback to the Manager within the next month. Final adoption of the budget would be set for December 19th.

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

The next meeting will be held on October 17, 2023, at 7:00 PM.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
OCTOBER 17, 2023- 7:00 PM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Anthony Petersheim, Lancaster Design Build; Alvin Stoltzfus; Aaron Stoltzfus; Kirsten Peachey, Manager.

Items covered in this meeting: Financial Guarantee Reduction for Freedom Land Properties (MTN211001/SWM210101); SWM Waiver and Financial Guarantee Reduction for John Z. Zook- 726 Narvon Road (SWM210064); Financial Guarantee Reduction for Gideon Stoltzfus- 5862 Mast Road (SWM190093); SWM Site Plan for Ephraim W. Stoltzfus- 6277 Plank Road (SWM230089); Developer's Agreement and Utility HOP for Gap Power LD Plan (NTD230401); PennDOT Road Safety Audit- Route 30 (Route 41 east towards County Line Road).

Vice Chairman Beiler opened the meeting for public comment. Anthony Petersheim attended the meeting to provide the Board with information about a project he is working on at 5181 Lincoln Highway (Site Prep). The project includes building a new office/shop to replace the existing building on the property. The owner will be seeking a waiver of land development because the lot coverage will remain the same as what currently exists. The Board asked questions related to stormwater management, impervious coverage and parking requirements. This request will come before the Board at their next meeting, but Anthony wanted to provide the information ahead of time so the Board understood what was going on.

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

A financial guarantee reduction request was received for Freedom Land Properties (MTN210603/SWM210101). After review, Stoltzfus made a motion to approve the release of \$181,484.46, leaving a remaining balance of \$335,938.73, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A request was received to waive the submission of a stormwater as-built plan and to reduce the amount of financial security being held for John Z. Zook (SWM210064). After review, Stoltzfus made a motion to approve the waiver and to release the remaining \$1,100.00, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A request was received to reduce the amount of the financial guarantee being held for Gideon Stoltzfus- 5862 Mast Road (SWM190093). After review, Stoltzfus made a motion to release \$21,191.50, leaving a remaining balance of \$1,650.00, as recommended by the Township Engineer. Seconded by Beiler. All voted in favor.

A stormwater management plan was received for Ephraim W. Stoltzfus- 6277 Plank Road (SWM230089). The plan involves development of a vacant lot with a single-family dwelling and barn. After review, Stoltzfus made a motion to approve the plan with the conditions that all the Township Engineer's comments are addressed, the barn permit will not be issued prior to the house permit, the location of the barn may not be within the front yard (unless zoning hearing board approval is received), the lot size be confirmed and correctly identified on the plan and the setback lines be properly noted. The motion also authorized the Township Manager and a member of the Board to execute any related agreements. Seconded by Beiler. All voted in favor.

Gap Power Land Development Plan- 5270 Newport Road (LNC230401) requires that a sewer lateral will need to be run across Newport Road (Route 772) to connect to the sanitary main on the east side of the street. PennDOT requires that the Township be the applicant on the permit. In order to protect the Township, the Township Solicitor has prepared a Developer's Agreement for the work that will be done by the Developer for the work done within PennDOT's right-of-way. After review, Beiler made a motion to authorize the Township Manager to sign the necessary PennDOT HOP forms once they have been properly reviewed by PennDOT and to approve and sign the Developer's Agreement, as prepared by the Township Solicitor. Seconded by Stoltzfus. All voted in favor.

The Lancaster County Planning Department (LCPD) provided information to the Township Manager about the possibility of PennDOT performing a road safety audit on Route 30 (from Route 41 east towards County Line Road). If PennDOT were to perform the study, they want to have municipal support since likely the recommended changes would include signage, which would be the municipality's responsibility to maintain. After review, Stoltzfus made a motion to support PennDOT performing the safety audit. Seconded by Beiler. All voted in favor.

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

Beiler made a motion to adjourn at 7:35 PM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township