

SALISBURY TOWNSHIP SUPERVISORS' MEETING MINUTES
NOVEMBER 7, 2023- 7:00 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

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

Also in attendance was Dwight Yoder, Gibbel, Kraybill, Hess; Allan Blank, Court Reporter; Daniel Smucker; Lavern Weaver; Mel Fisher; Jason Shaner; Lee Stoltzfus; Anthony Petersheim, Lancaster Design Build; Dan King; Matthew Mack, Mack Engineering; John Dienner; Gideon Zook; Jonathan Zook; Dave Zook; Kirsten Peachey, Manager.

Items covered in this meeting: Conditional Use Hearing – FB Property Group, LLC (09-23-01-CU); LD Waiver request for Site Preparation – 5181 Lincoln Hwy. (LNC231001); LD and SWM deferral for Christian Z. Stoltzfus Lot Add-on Plan (SLL231003); SWM Site Plan for Christian and Katie Stoltzfus – 410 Broad St (SWM230093); As-Built Waiver and Financial Guarantee Release for Proposed Dairy Barn Expansion – 5862 Mast Rd (SWM190093); Financial Guarantee Ratify Amount of Reduction – DSW Holdings LD – 5160 Martin Dr. (MRT210502 / SWM210046); Financial Guarantee Release for Jesse Zook – 866 Narvon Rd (SWM160009); Financial Guarantee Reduction for John D. King – 150 Meeting House Rd (SWM220108); Financial Guarantee Release for 5847 Lincoln Hwy (LNC200702 / SWM200062); Financial Guarantee Reduction for White Horse Machine (WHS201101); Westwood- ALS Contract; PA American Water- PUC Application to Purchase Sadsbury Sewer & Salisbury's Intent to Continue Accepting Flows; Engagement Letter for 2023 Financial Audit.

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. Seconded by Stoltzfus. All voted in favor.

Hoover opened the public hearing for the conditional use application for FB Property Group, LLC (09-23-01-CU). Allan Blank, Court Reporter, swore in Dwight Yoder, Daniel Smucker, Lavern Weaver, Mel Fisher, Jason Shaner and Lee Stoltzfus. Dwight Yoder stated that the intent is to modify the previous conditional use hearing for the FB Property Group to allow Lancaster Log Cabins to utilize the second building on the property at 1016 Brackbill Road. Mel Fisher, FB Properties, provided testimony that the use of the 2nd building will not interfere with the current operations of FB Properties, and he does not see any conflicts with allowing Lancaster Log Cabins to construct and utilize the building. Daniel Smucker, owner of Lancaster Log Cabins, stated that the building would be used for finishing cabins (installing kitchens, bathrooms, electric. They would transport materials from the current location to this facility daily. The finished cabins would then be moved back to the current facility for storage/shipping. He anticipates about 12 employees in the new building. The size of the proposed building is 13,909 square feet with a future addition of a 50' x 60' office area. Jason Shaner, Impact Engineering, provided the Board with plans that showed the proposed building and parking. This building would utilize the current access driveway and stormwater facilities. After all testimony was provided, Hoover closed the public hearing. Beiler made a motion to approve the 2nd principal use on the property as presented and with the conditions that were prepared, and changes approved by the Township Solicitor. Seconded by Stoltzfus. All voted in favor.

Anthony Petersheim, Lancaster Design Build, attended the meeting to present the waiver of land development planning for Site Prep (5181 Lincoln Highway). The owners are proposing to build a new office/shop building to replace the existing building. They will be maintaining a portion of the existing building in order to maintain the non-conformity (rear yard setback). The proposed building will not increase the lot coverage, parking requirements are met, existing driveways will be maintained as currently configured, existing water, sewer and electric connections will be re-utilized and there will be a decrease in impervious area. Matt Mack, Mack Engineering, also provided information that they will be designing stormwater facilities to meet the 2-year volume infiltration requirement, as per discussions with the Township Engineer. After review, Beiler made a motion to approve the waiver of land development with the condition that all of the Township Engineer's comments are addressed and all necessary permits are obtained prior to construction. The waiver only applies to this building and not any future site improvements. Seconded by Stoltzfus. All voted in favor.

A deferral of land development and stormwater management planning was received for the Final Lot Add-on Plan for Christian Z. Stoltzfus- 626 Springville Road (SLL231003). The property is located on the north side of Springville Road and is partly in Salisbury and partly in East Earl Township. The property is 2.2 acres in size. The property owner is proposing to add this property to another property that fronts on Ranck Road and then constructing a dwelling and accessory uses. All the development is proposed outside of Salisbury Township. After review, Beiler made a motion to approve the waiver requests with the condition that a deferral certificate is placed on the plans and for Salisbury Township to receive a fully signed set of plans, provide proof of recording of plan and deeds to Salisbury Township, comply with any comments in review letter from Lancaster County Planning Department, no improvements may be within Salisbury Township, provide documentation that stormwater flows will not be changed or altered within Salisbury Township and should any soil testing be necessary within Salisbury Township that the Township's SEO will be contacted. Seconded by Stoltzfus. All voted in favor.

A stormwater site plan was received for Christian and Katie Stoltzfus- 410 Broad Street (SWM230093). The property is about 20-acres and is partially in Salisbury Township and partially in Honey Brook Township, Chester County. The plan includes construction of a horse and carriage barn that will include a dwelling unit and the driveway. The building and part of the driveway will be in Salisbury Township and the remainder of the driveway will be in Honey Brook Township. After review, Beiler made a motion to approve the stormwater management plan with the condition that all the Township Engineer's comments are addressed, sewage planning must be approved, any correspondence from Honey Brook Township for the project must be provided to Salisbury Township; applicant must comply with Lancaster and Chester County Conservation Districts. The motion also authorized the Township Manager and a member of the Board to execute any related agreements and to set the financial guarantee. Seconded by Stoltzfus. All voted in favor.

An as-built waiver and financial guarantee release request was received for 5862 Mast Road (SWM190093). The stormwater trench is underground for this project and the design professional has provided a signed and sealed certification letter that construction was completed in conformance with the approved plan. After review, Beiler made a motion to approve the waiver request and release the remaining \$1,650, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

A letter was recently submitted from the lender who established the financial guarantee for DSW Holdings (MRT210502/SWM210046) about an auto-increase in the letter of credit, which was based off the amount prior to the July reduction. The prior amount that Board

authorized was to retain \$27,260.37. After review, Beiler made a motion to correctly establish the amount of remaining funds in the amount of \$27,260.37, as was previously recommended by the Township Engineer and authorized by the Board. Seconded by Stoltzfus. All voted in favor.

A request was received to reduce the amount of financial guarantee being held for Jesse Zook- 866 Narvon Road (SWM160009). After review, Beiler made a motion to release the remaining \$6,040.95, leaving a zero balance, 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 John D. King- 150 Meetinghouse Rd (SWM220108). After review, Beiler made a motion to release \$29,174.18, leaving a remaining balance of \$2,447.50, 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 White Horse Construction- 5847 Lincoln Highway (LNC200702/SWM200062). After review, Beiler made a motion to release the remaining \$10,273.17, leaving a zero balance, 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 White Horse Machine- 122 White Horse Road (WHS201101/SWM200109). After review, Beiler made a motion to release \$86,766.53, leaving a remaining balance of \$6,050.00, as recommended by the Township Engineer. Seconded by Stoltzfus. All voted in favor.

The Board previously reviewed the advanced life support services contract with Westwood Fire Company Ambulance. The contract states the services that Westwood will supply to Salisbury Township and the fees that are expected to be paid. After review, Beiler made a motion to approve and sign the contract. Seconded by Stoltzfus. All voted in favor.

The Township received a copy of the application to the PUC for PA American Water Company to purchase Sadsbury Township Municipal Authority. The Township also received a letter from Becker Engineering requesting that the Township provide a letter to Sadsbury Township that Salisbury Township intends to continue to accept from Sadsbury Township after the acquisition by PA American Water. After review, Beiler made a motion to acknowledge the application to the PUC and to provide a letter to Sadsbury Township of Salisbury's intent to continuing to take flow as per the contract between Salisbury Township and Sadsbury Township Municipal Authority. Seconded by Stoltzfus. All voted in favor.

The Township received a copy of the engagement letter from MaherDuessel for performing the 2023 annual audit. The cost of the audit is expected to be \$12,200. This is a substantial increase from last year. The Township Manager did reach out to them and was told that this is due to staffing issues and the need to retain qualified individuals to perform this service. The costs to hire and retain employees has drastically increased over the last several years. The Board recommended that the Township Manager reach out to other townships and possibly reach out to several other auditing firms to see how pricing compares. After review, Beiler made a motion to sign the engagement letter for the 2023 audit. Seconded by Stoltzfus. All voted in favor.

The next meeting will be held on November 21st with a work session at 2:30 PM (if needed) and the meeting at 7:00 PM.

Beiler made a motion to adjourn at 8:41 AM. Seconded by Stoltzfus. All voted in favor.

Respectfully Submitted,

Kirsten J. Peachey
Secretary- Salisbury Township

SALISBURY TOWNSHIP SUPERVISORS' WORK SESSION
NOVEMBER 7, 2023- 7:30 AM
SALISBURY TOWNSHIP MUNICIPAL BUILDING

No work session was held.