

January 4, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, January 4, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: John Rintz, Donna Walker.

Prior to the regular meeting, the Board held an executive session to discuss personnel issues. Administrator Deimler attended.

Prior to the regular meeting, the Board held their reorganization meeting.

On a motion by Weaver/Dearolf, the Supervisors unanimously elected Thomas Willig as Chairman. On a motion by Dearolf/Willig, the Supervisors unanimously elected Michael Weaver as Vice-Chairman.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve appointments and procedures as shown on the attachment.

On a motion by Willig/Dearolf, the Board voted unanimously to appoint Christina Enders-Kruger to a full term on the Planning Commission and Supervisor Weaver as an interim member of the Planning Commission.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Chair sign the 2016 work authorization agreement with Solanco Engineering.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve wages as listed on the attachment with exception of the secretary and treasurer.

On a motion by Dearolf/Weaver, the Board voted to approve the secretary's wage as listed on the attachment. Willig abstained.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the treasurer's wage as listed on the attachment.

On a motion by Willig/Weaver, the Board voted unanimously to maintain the Treasurer's bond limit at \$1,000,000.00.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve depositors and advertisers as shown on the attachment.

On a motion by Dearolf/weaver, the Board voted unanimously to adopt Resolution 2016-1 setting fees for 2016.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2016-2 appointing Maher Duessel as the certified public accounting firm to audit the Township accounts for 2016.

At approximately 7:45, the regular meeting was called to order.

Public comment was invited. There was none.

On a motion by Weaver/Willig, the Board unanimously voted to adopt the minutes of December 28, 2015 as submitted.

On a motion by Dearolf/Willig, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$9,850.56; General Fund checks #20750-20784 in the amount of \$47,891.44; Escrow check #98 in the amount of \$2,000.00.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

At approximately 8:00, a hearing was held for proposed Ordinance #96 establishing rates, charges and regulations for the use of sewer and water system service serving properties within the Urban Growth Area adjoining Strasburg Borough. Weaver stated the ordinance was the result of negotiations with the Borough which guaranteed Township residents will pay the same rate as Borough residents with the exception of additional maintenance or administrative fees ascertained as necessary by the Township at a later date.

On a motion by Dearolf/Weaver, the Board voted unanimously to close the hearing, adopt the ordinance as submitted and authorize the Chair to sign.

Weaver and Deimler reported on a preconstruction meeting held for the Refton Sanitary Sewer System project. Construction will begin January 18, 2016. Deimler will be dropping off letters and stakes to mark the placement of the grinder pumps to affected residents in the service area this week. Weaver stressed to the construction companies the need to do all possible to reduce any friction caused by the project with the residents. Deimler recommended the Board authorize HRG to handle payment requests from the contractors rather than the Board reviewing each request to streamline the process.

On a motion by Willig/Weaver, the Board voted unanimously to approve the Township's reimbursement request for \$240,097.67 from PENNVEST for costs incurred to date for the Refton sewer project. The Board commented on the Township's donation of land for the project and many other actions taken to reduce the cost to the affected residents which was a considerable cash outlay.

On a motion by Weaver/Dearolf, the Board voted unanimously to authorize forwarding a proposed ordinance pertaining to the establishment of stand-alone floodplain regulations to the Department of Economic Development for review.

On a motion by Weaver/Dearolf, the Board voted unanimously to authorize forwarding a proposed ordinance pertaining to amending the Township Zoning Ordinance to remove floodplain regulations and reflect the Township's planned adoption of its own subdivision and land development ordinance to the Township and Lancaster County Planning Commissions for review and recommendations.

The Christian King storm water management plan was tabled to the February 1, 2016 regular meeting.

After review of the 2016 Township insurance policy information, on a motion by Willig/Weaver, the Board voted unanimously to decline terrorism coverage and add umbrella coverage.

The Board had reviewed the application of Henry K. Stoltzfoos to the Zoning Hearing Board previously and decided to oppose the application.

Deimler reported on an issue at 1109 Penn Grant Road pertaining to a fence erected in the right-of-way by the owner, Gary Weaver. A letter was sent to the owner on December 10, 2015 advising him of the violation and requiring him to remove it by December 26, 2015 or additional enforcement action would be taken. The fence has not been removed. The Board stated the Township has done as much as it is willing to accommodate the owner and authorized Deimler to take whatever action deemed necessary to resolve the matter.

The secretary reported on findings pertaining to heating and diesel fuels prices and suppliers. On a motion by Dearolf/Willig, the Board voted unanimously to authorize the secretary to arrange for delivery of the fuels at the best price available.

Walker stated to the Board LNP Media is willing to run an article on volunteerism and community service as requested by Weaver.

The Zoning Officer reports eighteen (18) permits issued with receipts in the amount of \$3,014.30

The Sewage Enforcement Officer reports Five (5) inspections and five (5) probe tests performed with receipts in the amount of \$1,200.00

There being no further business before the Board, the Supervisors adjourned at 9:30 p.m.

Judith G. Willig
Township Secretary

2016 Organization Meeting

Appointments approved:

Chairman	Thomas Willig
Vice Chairman	C. Michael Weaver
Treasurer	Connie Kauffman
Township Secretary	Judith Willig
Roadmaster	Garry Rubincam
Township Administrator	Mark Deimler
ZHB Secretary	Judith Willig
Collector of Enabling Tax	County of Lancaster
Collector of Earned Income Tax	Lancaster County Tax Collection Bureau (LCTCB)
Municipal representative to LCTCB	Lisa Boyd (Alternate - DeeDee McGuire)
Auditing Firm	Maher Duessel
Solicitor - Board of Supervisors	Morgan, Hallgren, Crosswell & Kane
Engineer	Solanco Engineering Associates, LLC
Building Code Official	Mark Deimler
Building Code Inspectors	Commonwealth Code Inspection Services, Inc. and Municipal Solutions, Inc.
Chairman of Vacancy Board	Caroline Morton
Planning Commission Vacancies	Merrill Spahn, Donald Fisher
ZHB Vacancy (by Resolution)	Gary Winters (reappointed on 12/28/2015)
Zoning Officer	Mark Deimler
Sewage Enforcement Officer	Marvin Stoner (Alternate – Mark Deimler)
Emergency Management Coordinator	Steve Echternach

Wages approved:

Township Administrator	Hourly: \$70.00
Township Secretary	\$19.06
Township Treasurer	\$15.34
Roadmaster	\$23.84
Road Workers	\$16.00- \$20.13
Snow removal help	\$30 w/ exp. or CDL; \$25 no CDL
Part-time road help	\$14.66 w/ exp. or CDL; \$10.40 w/ no exp.
Zoning Hearing Board	\$20 per meeting for expenses pd. semi-annually
ZHB Secretary	\$19.06
Zoning Officer	\$80
Engineer	\$100
Treasurer's Bond Limit	\$1,000,000.00

Approved selections:

Depositories	PNC Bank Fulton Bank
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Advertiser	Lancaster Newspapers
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Established procedures:

Regular meetings	1 st Monday at 7:30 PM and the 3 rd Monday at 1:00 PM , as needed, except on holidays when the meeting may be held the following day
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2016 continued

Paid Holidays - F/T	(11)	New Year's Day, Primary Election Day, Memorial Day, July 4, Labor Day, General Election Day, Thanksgiving Day, Friday after Thanksgiving, Monday after Thanksgiving, ½ day before Christmas, Christmas Day, ½ day before New Year's Day
Vacation (full-time)		3 days after 6 months 1 week after 1 year 2 weeks after 2 years 3 weeks after 5 years Vacation will be pro-rated for the balance of an employee's anniversary year. All vacation thereafter will be allocated on a calendar year basis
Sick Leave (full-time)		3 days/yr-1st yr. pro-rated from date of employ
Personal Leave (full-time)		2 days/yr-1st yr. pro-rated from date of employ

February 1, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, February 1, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Wilmer Smoker, Donna Walker, Matthew Crème, Gerald McCracken, Mark and Devon Rudy.

Public comment was invited. Dearolf presented the Board with a plaque she accepted at the annual Refton Community Fire Company appreciation banquet on January 29th in consideration of the Township's contribution to the new brush truck.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of January 4, 2016 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$14,784.57; General Fund checks #20785-20827 in the amount of \$43,863.52 ; Escrow Fund check #1006 in the amount of \$11,885.25.

On a motion by Willig/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

McCracken spoke in appreciation of the Township road crews efforts during the recent snow emergency.

Crème appeared to give the Board information pertaining to the upcoming Zoning Hearing Board (ZHB) hearing for Abner F. King, 116D South Ronks Road and ask their opinion on the appeal to amend a prior ZHB decision. King has appeared numerous times over the last several years to remedy the access issue on the shared lane to his business located on his farm. In a decision dated November 7, 2014, the ZHB imposed a condition that King construct another access road and barricade the existing shared drive to restrict truck access on or before April 30, 2015. In a decision dated May 12, 2015, the ZHB extended the deadline to August 1, 2015. King acquired a 25 foot wide access easement from a neighboring farm, but discovered as the project moved forward additional easements would be required for storm water management. He was unable to acquire those additional easements as one of the properties is in preservation and cannot grant the easement. Therefore, King cannot construct the driveway as required. King has explored the possibility of moving his business to another location and has failed to find a suitable property. King is requesting relief from the penalty imposed for not meeting the deadline and further modification of

conditions imposed in order to continue operating his business. Deimler stated the Board can discuss their position later in the meeting.

At approximately 8:00, the Board opened sealed bids for the sale of various Township equipment. On a motion by Willig/Weaver, the Supervisors took the following actions: Rejected all bids for the Farmall tractor as under fair market value. The 2004 Ford F250 truck was awarded to Devon Rudy with a high bid of \$5,100.00. The roller was awarded to Allen Herr, Jr. with a high bid of \$3,130.00. The compressor was awarded to Jonas Esh with a high bid of \$5,600.00. The ZTR mower was awarded to Paul Myer with a high bid of \$450.00. The full listing of bids is included as an attachment to the minutes.

On a motion by Willig/Weaver, the Board voted unanimously to approve releasing the storm water management escrow for 2108 Edisonville Road.

On a motion by Weaver/Willig, the Board voted unanimously to grant waivers requested by Rocky Ridge Meats, 235 Hartman Bridge Road, and approve the storm water management plan on condition comments contained in Solanco Engineering's letter of January 25, 2016 are satisfied.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the storm water management plan for Christian King, 984 White Oak Road.

On a motion by Willig/Weaver, the Board voted unanimously to approve waivers requested by Elam K. Stoltzfoos, 65 Prospect Road, and approve the storm water management plan on condition comments contained in Solanco Engineering's letter of January 14, 2016 are satisfied.

On a motion by Willig/Weaver, the Board voted unanimously to approve the holding tank agreement for Elm K. Stoltzfoos, 65 Prospect Road, and authorized the secretary to execute it upon receipt.

On a motion by Willig/Dearolf, the Board voted unanimously to grant the Hartman Bridge Village, 307 Hartman Bridge Road, water capacity request.

The Hartman Bridge Village sewage planning module was tabled due to unresolved issues.

On a motion by Willig/Weaver, the Board voted unanimously to adopt Resolution 2016-3 for the Isaac King, 363 Gap Road, Ronks, sewage planning module and authorized the secretary to execute the module.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve submitting the low volume road grant application for Twin Elm Road.

On a motion by, Dearolf/Weaver, the Board voted unanimously to approve a quote in the amount of \$32,000.00 from Contech to replace the Twin Elm Road culvert.

On a motion by Dearolf/Willig, the Board voted unanimously to appoint Deimler as the Township representative in the civil suit filed against Melvin Fisher for a property located at 216 Lancaster Avenue.

Ordinance #97 pertaining to the Township's Subdivision and Land Development Ordinance was tabled pending further review.

On a motion by Willig/Dearolf, the Board voted unanimously to approve releasing Letter of Credit D006654 for 975 Miller Road in the amount of \$2,970.00.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve entering into a contract with the Lancaster County SPCA to deal with stray dogs.

On a motion by Willig/Weaver, the Board voted unanimously to approve a quote in the amount of \$10,250.00 from Messick's for a new mower for the Township Park which utilizes the COSTARS program for favorable pricing.

After a lengthy discussion of all sides of the issue, the Board asked Deimler to draft a letter to the Zoning Hearing Board stating with respect to the relief of the previous conditions #2 and #3 of the Zoning Hearing Boards decision dated November 17, 2014, the Board of Supervisors have no objection to the zoning hearing board granting relief of the above stated conditions.

The Administrator reported: the Refton sewer construction is scheduled to start on February 8th along Beaver Valley Pike; three pumper's have registered for the on-lot management program; Larry Rinehart was sent another Notice of Violation on January 16th for the unlicensed vehicles on the property at Main Street, Refton.

The Zoning Officer reports thirteen (13) permits issued with receipts in the amount of \$2,464.22.

The Sewage Enforcement Officer reports no activity in January.

There being no further business before the Board, the Supervisors adjourned at 9:45 p.m.

Judith G. Willig
Township Secretary

February 15, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, February 15, 2016, at 1:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf and Thomas Willig.

Guests: None

Public comment was invited. There was none.

On a motion by Willig/Dearolf, the Board voted unanimously to authorize the Township solicitor to advertise proposed Ordinance #97 pertaining to the Township' adoption of its own Subdivision and Land Development Ordinance.

On a motion by Dearolf/Willig, the Board voted unanimously to adopt Resolution 2016-2 per the Hartman Bridge Village sewage planning module and authorize the Secretary to execute the module.

On a motion by Willig/Dearolf, the Board voted unanimously to authorize the Secretary execute an affidavit for a missing original Letter of Credit D006654 for 975 Miller Road.

On a motion by Dearolf/Willig, the Board voted unanimously to approve the PA Fish & Boat Commission request dated February 3rd for Refton Community Fire Police assistance with stream stocking on March 1 and April 5, 2016.

There being no further business before the Board, the Supervisors adjourned at 1:15 p.m.

Judith G. Willig
Township Secretary

March 7, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, March 7, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: John Rintz, Allen Gruver, May Gaynor, Ed Browne, Barry and Lauri Bachman, Ron Rinier, Gerry McCracken, Alan Means, Paul Dochat, Bob Sangrey, John Stoltzfus, Wilmer Smoker, Donna Walker.

Public comment was invited. Gaynor alerted the Board of monies available from the Fish and Boat Commission for stream projects and mentioned the dam on the Pequea Creek near the Village Road bridge. It has deteriorated and catches a lot of debris. Deimler stated the property owner would have to agree to removal or repair and submit the grant application. Weaver noted it is a historic remnant of the mill. The Bachman's and Rinier appeared to voice their displeasure with the Refton Sewer project cost and effect on their property values. Deimler and the Board explained how usage fees were arrived upon and how the project was mandated by the State.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of February 1, 2016 as submitted.

On a motion by Dearolf/Willig, the Board voted to adopt the minutes of February 15, 2016. Weaver abstained.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$16,423.03; General Fund checks #20828-20876 in the amount of \$50,226.37 ; Liquid Fuels checks #1755-1756 in the amount of \$13,715.16; Sewer Fund checks #101-102 in the amount of \$16,464.86.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

At approximately 8:00 p.m., sealed bids were opened for the Township Building repairs. Brentmore Construction was the sole bidder at \$16,137.00. On a motion by Weaver/Willig, the Board unanimously voted to table the award to the April 4, 2016 meeting to have an opportunity to obtain references for the company.

At approximately 8:15 p.m., sealed bids were opened for the 2016 road projects.

Stone per Ton:

Allan Myers	2A-6.25	3A-6.50	8A-9.25	
Allan Myers				Rap-14.00
New Enterprise	2A-6.30	3A-6.25	8A-9.95	Rap-10.25

Sealcoat Applied:
 Martin Paving \$1.145/sy
 Hammaker East \$1.47/sy

Asphalt per Ton:			
Picked Up:	9.5 mm	Delivered:	9.5 mm
Pennsy	46.89		52.84

On a motion by Dearolf/Weaver, the Board voted unanimously to table the awards to the April 4, 2016 meeting in order to have some pricing and supply questions answered.

Attorney Browne appeared with a follow-up on the Abner King, 116D South Ronks Road, Zoning Hearing Board (ZHB) appeal. An estimate of vehicular traffic was done with the results of approximately ten (10) per day including seven (7) trucks and three (3) cars or carriages and two (2) tractor trailer deliveries per month. The ZHB is concerned about access and the business use impact on the neighbors. Weaver and Dearolf asked Browne what changes the neighbors are requesting. Browne's reply was no formal discussions have been had but they appear to want the business to close altogether due to safety concerns about the narrowness of the shared lane. Rintz stated the ZHB had asked King to come back to the March 8, 2016 meeting with options and alternatives. King proposes a reasonable restriction on traffic, installing a 10 MPH speed sign on his property and providing a pull-off space on his property. Weaver stated the conditions imposed by the ZHB were impossible to implement and relief should be given to King from those conditions. Any proposed changes should maximize safety and be enforceable.

Stoltzfus, Strasburg Fire Company, presented the 2015 report. A capital equipment fund is being established to replace apparatus in 2020 with Strasburg Borough pledging \$40,000.00 by 2020. He asked the Township to consider a contribution. Weaver stated the Township owes the Fire Companies more than we know. Providing fire service is a requirement of the Township and the volunteer companies save the Township residents \$100 per year per resident in a fire tax.

Rintz appeared to lodge a complaint about the illegal kennel operation being run by his neighbor Henry K. Stoltzfoos. The Township ZHB has twice denied his request for a variance. Stoltzfoos has eleven (11) dogs, calls them pets and changes breeds regularly. The Zoning Officer must give Stoltzfoos notice of inspection which allows him to remove them from the site. Rintz stated rules are for everyone and Stoltzfoos knowingly breaks them. Deimler responded the Township Planning Commission is looking at ordinance text amendments pertaining to kennels in order to make reasonable regulations to bring the existing operations into compliance and under scrutiny. Means suggested a

\$5,000.00 annual fee for breeding in the Township and reported he is aware of four (4) kennels on Weaver Road now. He has complained to Harrisburg.

At approximately 9:15, a hearing was held for proposed Ordinance #97 pertaining to the Township's Subdivision and Land Development Ordinance (SALDO), #98 pertaining to Floodplains and #99 pertaining to zoning ordinance text amendments to establish consistency with the SALDO and Floodplain ordinances. Weaver stated the SALDO provides protection to residents in future developments and agricultural land. On a motion by Dearolf/Willig, the Board voted unanimously to close the hearing and adopt the ordinances as presented.

Deimler has suggested vacating three "no name" Township road stubs and turning them back to the neighboring property owners. A farmer off the Reservoir stub has agreed to maintain that section. The Miller Road and Smithville Road neighbors have not been approached. The Board is not opposed to the vacations if the neighbors all agree.

On a motion by Weaver/Willig, the Board unanimously voted to approve Telco, Inc. as traffic signal maintenance company for the Route 896/741 light.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Wilmer Smoker/Rocky Ridge Meats holding tank agreement.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2016-3 and Resolution 2016-4 amending the General Fund and Sewer Fund budgets, respectively, adding new accounts.

Deimler updated the Board on the Zoning Hearing Board application for 1109 Penn Grant Road. Deimler updated the Board on the Refton Waste Water Treatment Plant progress: excavation has begun, most of the lines have been drilled, the lateral connections and grinder pumps will begin installation on Refton Road and Beaver Valley Pike starting at the north and moving south. Deimler updated the Board on the Twin Elm Bridge project: projected to be installed the first or second week of June and take 2-3 days to complete. Road crew members from Eden and Paradise Townships will be assisting.

The Zoning Officer reports one (1) permit issued with receipts in the amount of \$79.95

The Sewage Enforcement Officer reports no activity

There being no further business before the Board, the Supervisors adjourned at 10:45 p.m.

Judith G. Willig
Township Secretary

April 4, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, April 4, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Joe Kusnersyk, Neal King, Bill Geibel, Jon McDowell, Eugene High, James Foose, Donna Walker, Tracey Rash.

Public comment was invited. Kusnersyk, 1004 Miller Road, expressed concern about the Township's consideration of vacating his section of Miller Road. He is concerned about access to White Oak Road. The Board responded the idea is in discussion phase and all property owners must agree for it to be abandoned. Weaver read the following quote from the Fall/Winter 2015 Lancaster Farmland Trust publication "Open View": "For every dollar of local taxes paid, residential development uses \$1.30 in services. For every dollar farmers pay in taxes, they use only \$.07 in services. Residential development costs the existing taxpayers more and burdens local governments and school districts with increasing demands for services." Weaver stated the Board's dedication to farmland preservation is unwavering. King, 116 S. Ronks Road, requested a noise study for the Abner King/Pequea Valley Farm, 116D S. Ronks Road, diesel generator stating the vibrations from the sound adversely affect him. His house is approximately 400 yards from the generator. Deimler responded a certified audiologist must perform the test. Weaver cited the Right to Farm Act and noted the use may be protected. Willig and Weaver asked Deimler to visit the site at the property line to get an idea of the noise level, inspect the generator housing for insulation and get a quote for an audiologist report before the May 2nd meeting.

On a motion by Weaver/Willig, the Board unanimously voted to adopt the minutes of March 7, 2016 as submitted.

On a motion by Weaver/Willig, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$10,660.12; General Fund checks #20877-20916 in the amount of \$46,225.45 ; Liquid Fuels check #1757 in the amount of \$724.96; Sewer Fund check #103 in the amount of \$23,720.36.

On a motion by Weaver/Willig, the Board unanimously voted to approve the Treasurer's report as submitted.

On a motion by Willig/Weaver, the Board voted unanimously to award the following bids:

Allan Myers for 2A and 8A stone delivered
New Enterprise for 3A and Rap delivered
Martin Paving for sealcoat

Pennsy for SuperPave picked up Brentmore Construction for repairs to the Township building with any mold remediation done as a change order.

Rash presented the 2015 audit and alerted the Board to the PennVest requirement of a separate external audit for 2016.

Foose, 850 Winter Hill Road, appeared to request the Board authorize a warning sign for his driveway. Winter Hill is a State maintained road and PADOT has the bridge near his lane scheduled for improvement in the next year or two. He is concerned the traffic will go even faster than it does now. He has difficulty pulling out safely with his farm equipment. The Board directed the secretary to draft a letter to PADOT and send it to Deimler for review and approval.

Geibel and McDowell appeared on behalf of Lancaster Area Frisbee Sports (LAFS) with requests for maintenance of the Ship Rock Disc Golf Course located at the Township Park. Last year, mowing frequency was an issue. They would like to see it done every 7-10 days. They requested the Township hire a part-time worker to help maintain the course and recommended a LAFS member for the position. The Board tentatively approved \$9.00 per hour for 10 hours per week. The Board also recommended LAFS use the Farm-All belly mower to mow closer to the tree line.

On a motion by Weaver/Willig, the Board voted unanimously to appoint Eugene High to the Planning Commission.

On a motion by Weaver/Willig, the Board voted unanimously to approve the release of the Meck Produce escrow.

On a motion by Weaver/Willig, the Board voted unanimously to approve the 114 Strubel Road lot add-on plan.

On a motion by Weaver/Willig, the Board voted unanimously to accept the 65 Prospect Road Letter of Credit, approve the stormwater management plan and agreement and the holding tank agreement.

On a motion by Weaver/Willig, the Board voted unanimously to approve the Christian K. King stormwater management agreement.

On a motion by Weaver/Willig, the Board voted unanimously to adopt Resolution 2016-3 per the Tractor Supply/PNC Bank sewage planning module.

On a motion by Weaver/Willig, the Board voted unanimously to approve reimbursing the Strasburg Borough Authority \$4,069.00 for expenses incurred in the bulk user agreement to supply sewage to the Urban Growth Area surrounding the Borough.

The Board had no objections to any of the pending Zoning Hearing Board applications.

The Refton Waste Water Treatment project is moving along well and ahead of schedule.

The Zoning Officer reports sixteen (16) permits issued with receipts in the amount of \$3,046.10

The Sewage Enforcement Officer reports one (1) inspection and three (3) probe tests performed and two (2) permits issued with receipts in the amount of \$1,200.00

There being no further business before the Board, the Supervisors adjourned at 10:00 p.m.

Judith G. Willig
Township Secretary

May 2, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, May 2, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Wilmer Smoker, Lauri and Barry Bachman, Ron Rinier, Allen and Fran Gruver, Jeff Bliemeister, Donna Walker.

Public comment was invited. There was none.

On a motion by Weaver/Willig, the Board unanimously voted to adopt the minutes of April 4, 2016 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,426.29; General Fund checks #20917-20960 in the amount of \$151,668.89 ; Liquid Fuels check #1758 in the amount of \$1,045.44; Sewer Fund checks #104-105 in the amount of \$372,213.18; Escrow checks #1008-1010 in the amount of \$334.05.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted and approve the Treasurer to write checks from the sinking fund for payments associated with the Refton WWTP prior to regular meetings in order to meet requirements of the bid proposal.

On a motion by Dearolf/Weaver, the Board voted unanimously to ratify and affirm approval to disburse the 2016 contributions.

Bliemeister appeared to give the Board a report on the first annual Rails and Ales event at the Railroad Museum. 700 tickets were sold with approximately 75% of them coming from out of state. He asked preliminary approval for next year's event scheduled for April 8, 2017 and it was given.

On a motion by Weaver/Dearolf the Board voted unanimously to appoint Deimler as the Township's representative in a civil action against Larry Reinhart, 120 Main Street, Refton, being brought due to lack of compliance with a prior judgement. The Board expressed willingness to work with Reinhart on a timeline to remove the junk from his property, but they need to see obvious signs of progress.

On a motion by Dearolf/Weaver, the Board voted unanimously to ratify and affirm the Secretary's appointment as the Township's representative for the Liquid Fuels audit performed on April 25th.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2016-5 appointing the Secretary as the designated agent to forms and documents associated with FEMA disaster for the February snowstorm.

The Board gave preliminary approval to Ragnar Races scheduled for June 2017 as long as the event does not conflict with Strasburg Railroad "Thomas the Tank Engine" events.

On a motion by Willig/Dearolf, the Board unanimously voted to conditionally approve the 235 Hartman Bridge Road/Rocky Ridge Meats final land development plan and requested waivers as long as all comments contained in the April 26, 2016 Solanco Engineering letter are satisfied.

The Board gave the Administrator and Secretary approval to obtain bids for repairs to the Park property outbuildings.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the release of Letter of Credit #D006869 in the amount of \$7,943.00 for 156 Sides Mill Road, Jonathan and Ashley Kliewer.

Administrator's report:

- Township building repairs: the roof repairs are completed, there was more extensive water damage and mold infiltration than expected. The Board approved the funds for full remediation.
- Refton WWTP: all boring of laterals is completed and grinder pump installation should be completed in early June.
- Reservoir Road vacation: the agreement will cost approximately \$750-1000 to complete. The Board had no objection.
- Twin Elm Road bridge: materials will be delivered the end of May and Twin Elm Road will only be closed for about a week for installation.
- 116D S. Ronks Road: Deimler inspected the generator and found no audible noise at the Neal King property line.
- Recommended a May 15th meeting for the Board to approve pending plans.

Barry Bachman and Rinier asked again that the monthly user fee for the Refton sewer be reduced.

The Zoning Officer reports seven permits issues with receipts in the amount of \$1,292.69.

The Sewage Enforcement Officer reports one inspection and two probe tests performed and one permit issued with receipts in the amount of \$750.00. The SEO also checked a malfunction complaint for 426 Twin Elm Road and sent a Notice of Violation to the owner, Mervin Fisher.

There being no further business before the Board, the Supervisors adjourned at 9:45 p.m.

Judith G. Willig
Township Secretary

May 16, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, May 16, 2016, at 1:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Roger Fry, Clarence Wenger

Public comment was invited. There was none.

SWM 2015-7, North Star Partners, 323 North Star Road, was presented. Several waivers were requested and Deimler recommended the Board approve them. All comments have been addressed, an agreement has been drafted and an improvement guarantee is in place. On a motion by Willig/Weaver, the Board voted unanimously to approve the plan and waivers as submitted.

Daniel S. Smoker, 445 Walnut Run Road, requesting a waiver of plan processing for a second dwelling. Deimler recommended approval of this waiver request based on the limited scope of the project. The processing of a land development plan provides no benefit to the Township and does not adversely affect health, safety or welfare of the public. On a motion by Willig/Weaver, the Board voted unanimously to approve the waiver request.

PC 2016-2, 1960 Beaver Valley Pike, JEASLAPP Real Estate LLC, stormwater management and final plan. Deimler recommended the Board approve the plans and requested waivers as submitted. On a motion by Weaver/Dearolf, the Board voted unanimously to approve the plans and requested waivers.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2016-6 replacing misnumbered Resolution 2016-3.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the waiver of fee request of the Refton Community Fire Company.

There being no further business before the Board, the Supervisors adjourned at 2:15 p.m.

Judith G. Willig
Township Secretary

June 6, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, June 6, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; a court reporter.

Guests: John Rintz, David J. Fisher, Jason Shaner, Kathy Rubincam, Thomas and Carol Fish, Abram and Duane Rhoads, Deb Shultz, Donna Walker.

Public comment was invited. Rubincam inquired about the status of a traffic study conducted prior to the construction of a new home on Sides Mill Road and the possibility of erecting speed limit signs. She has noted increased traffic and speeding. Deimler and the Board responded an ordinance must be adopted and the results of the study will be located to inform the drafting of that ordinance.

At approximately 7:35 p.m., a hearing was held for CU 2016-01 Application of David J. and Barbara D. Fisher, 129 Lantz Road. (See decision for details)

At approximately 8:30 p.m., the regular meeting resumed.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of May 2 and May 16, 2016 as submitted.

On a motion by Dearolf/Willig, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$21,269.99; General Fund checks #20961-21008 in the amount of \$40,260.40 ; Liquid Fuels checks #1759-60 in the amount of \$2,445.14; Sewer Fund checks #106-9 in the amount of \$366,742.68; Escrow Fund checks #1012-14 in the amount of \$2,800.00.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2016-7 for the Daniel S. and Malinda K. Smoker sewage planning module

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the water service maintenance agreement with the Strasburg Borough Authority

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2016-8 closing an account at PNC Bank

On a motion by Dearolf/Willig, the Board voted unanimously to approve the secretary's request to attend an Excel training seminar

At approximately 8:50, the Board recessed for an executive session to discuss a legal matter.

At approximately 9:20, the regular meeting resumed.

On a motion by Weaver/Willig, the Board voted unanimously to direct the secretary inform all parties the Township will not participate in the J. Neal King appeal of the Abner F. King Zoning Hearing Board decision.

Deimler briefed the Board on upcoming Zoning Hearing Board applications. They have no position on the 393 Shaub Road application for a height variance; they support the 2009 Beaver Valley Pike application for an auto repair shop; they support the 99 Church Street, Refton application for a fence height variance.

The precast structure for the Refton WWTP should be delivered this week or early next week. All lateral lines and most grinder pumps have been installed. Most of the pressure testing has been completed.

The Twin Elm Bridge structure is being constructed in the Township lower parking lot and will be transported to the site soon for installation. A two week road closure is anticipated.

The Township building repairs had a slight setback with a torrential rain recently. Some exterior reconfiguration will be required to alleviate the runoff issue. The contractor also alerted Deimler of the future need to remove all of the DryVit from the building's exterior to rectify improper installation.

Deimler relayed information on historic structures and preservation to the Board.

The Zoning Officer reports 11 permits issued with receipts in the amount of \$2,726.80

The Sewage Enforcement Officer reports two probe tests and inspections performed and 4 permits issued with receipts in the amount of \$1,100.00

There being no further business before the Board, the Supervisors adjourned at 10:10 p.m.

Judith G. Willig
Township Secretary

July 5, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, July 5, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Ron Rinier, Craig Williams, Sandy Kime, Greg Hill, Donna Walker, Connie Kauffman.

Public comment was invited. There was none.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of June 6, 2016 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt the amended minutes of May 16, 2016 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$15,636.74; General Fund checks #21009-21044 in the amount of \$73,369.02 ; Liquid Fuels checks #1761-1762 in the amount of \$1,382.61; Sewer Fund checks #110-111 in the amount of \$265,204.35; Escrow Fund checks #1015-1018 in the amount of \$1,400.00.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the revised May 2016 treasurer's report.

Kime and Hill presented the final plan for Hartman Bridge LLC with waiver requests:

- The plan has been submitted to Lancaster County Planning Commission (LCPC) and reviewed to the point of approval but, since the Township has adopted its own SALDO, LCPC has turned final approval over to the Township at the eleventh hour
- A planning module has been designed, the site is being connected to public water and private sewer and the location map scale was to LCPC specs. Therefore, Hartman Bridge LLC is requesting waivers of preliminary plan processing, location map scale and a water and sewer feasibility study
- Financial security has been arranged
- PADOT approvals are well underway
- Plans previously submitted with LCPC have not yet been withdrawn as required by the conditional use decision

There was a spirited discussion on the fee in lieu of open space payment schedule. The Board insisted Hill return to the August 1st meeting with a firm timeframe outlining the payment over no more than a 5 year period with an initial payment greater than 1/5 of the total. On a motion by Weaver/Dearolf, the Board voted unanimously to approve the waiver requests and delay final plan approval until their August 1st meeting.

Williams- Strausser Engineering- presented the 45 Little Beaver Road, Henry King, planning module and request for a waiver of preliminary plan processing. On a motion by Weaver/Willig, the Board voted unanimously to adopt planning module Resolution 2016-9 and approve the waiver request.

SWM 2016-2 for 129 Lantz Road, David J. Fisher, was presented for approval. Deimler noted the following:

- All easement agreements have been secured from neighboring property owners
- A shared driveway agreement is in place
- The financial guarantee is in process

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the plan on condition all comments in the Solanco Engineering letter of June, 28, 2016 are satisfied.

Deimler presented information submitted by John L Stoltzfus, 409 Weaver Road, for Board comment prior to pursuing a zoning variance. Stoltzfus proposes dividing his 20 acre parcel, zoned Agricultural, into 5 and 15 acre parcels in order to sell the 15 acres to his brother for pasture. He would retain the 5 acre parcel containing the dwelling and outbuildings. The Board expressed no support for the proposal and would oppose the application if submitted.

The Board approved the erection of a "School Zone" sign for the White Oak Road Parochial School.

The Board approved waiving the temporary sign fees for the Strasburg Park Foundation.

On a motion by Willig/Dearolf, the Board voted unanimously to approve entering into a Memorandum of Understanding with the LCPC for plan processing.

On a motion by Willig/Dearolf, the Board voted unanimously to approve a two-year extension to the conditional use decision for Victoria Wilson's property adjacent to 169 Sides Mill Road.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the amended easement agreement for the Armstrong property, 20 Refton Road.

The Board gave the Treasurer approval to submit a grant application for paint to use at the Township Park garage.

Administrator report:

- The Refton WWTP is still on schedule for mid-September completion and recommended hiring Tom Whitehill as the facility operator for the first year
- Twin Elm Road should reopen next week
- The water issue at the Municipal Building seems to be solved

The Zoning Officer reports 13 permits issued with receipts in the amount of \$4,832.10

The Sewage Enforcement Officer reports 2 inspections performed and 3 permits issued with receipts in the amount of \$850.00

There being no further business before the Board, the Supervisors adjourned at 9:45 p.m.

Judith G. Willig
Township Secretary

August 1, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 1, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: Allen Gruver, Wilmer Smoker, Barry Weaver, Greg Hill, Bob Breuninger, Lois Skiles, Donna Walker, Amanda Schaedler.

Public comment was invited. Walker announced she would no longer be the correspondent from LNP attending the meetings and introduced Schaedler as her replacement. The Board thanked Walker for her fair and balanced reporting and wished her well. Skiles asked about the status of a sign on Hartman Bridge Road which she maintained has been abandoned since it has not been used by a current business for over a year as supported by Township Zoning Ordinance Section 314.1. Deimler noted there is case law pertaining to signs which supersedes a Township's zoning, but he would contact the owner of the sign and ask them to improve the appearance. Breuninger appeared to ask the Board's permission to hire Township Solicitor Josele Cleary to represent him as a party in a hearing scheduled for the August 9th Zoning Hearing Board meeting. The Board felt it necessary to deny the request as not to set a bad precedent.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of July 5, 2016 as amended.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,312.13; General Fund checks #21045-21082 in the amount of \$79,355.54 ; Sewer Fund checks #112-117 in the amount of \$100,131.93; Escrow Fund checks #1019 in the amount of \$300.00.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as amended. Kauffman noted the 2015 contribution to the Pequea Creek Watershed Association was never received. She reissued the check.

At approximately 8:15 p.m., a hearing was held for proposed Ordinance #100 pertaining to setting a 30 mph speed limit for Sides Mill Road. Public comment was requested. Being none, on a motion by Willig/Weaver, the Board voted unanimously to close the hearing. On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Ordinance #100.

At approximately 8:25, the regular meeting resumed.

Hill appeared to represent Hartman Bridge LLC and update the Board on events since the last meeting:

- A request has been made to have the plans currently on file at the County formally withdrawn
- \$10,000.00 in recreation (rec) fees is proposed as an upfront payment with any additional fees paid prior to pulling permits for each building
- The project will not impact the Townships until residents move into the apartments and paying the rec fees up front in total is a hardship to the company
- All assurance was offered the Township will not be shorted on the rec fees

The Board responded:

- The Township ordinance requires payment of all rec fees in advance of permits being issued
- Waivers for fees have only been granted to charitable organizations
- The Township had requested the plans on file with the County be withdrawn long ago and the response from Hartman Bridge LLC was it was not legally required
- Hartman Bridge LLC knew the requirements of the ordinance and the Township is not required to provide relief
- The Board is willing to compromise, but \$10,000.00 is not sufficient. \$125,000.00 is more in line with the Board's expectations

Hill stated he is unauthorized to agree to a larger sum and offered a 90 day extension to the Township to finalize the plan approval and will provide a written extension as a follow-up. On a motion by Weaver/Dearolf, the Board voted unanimously to accept the 90 day extension.

Barry Weaver appeared to request final approval of his lot add-on plan. On a motion by Willig/Weaver, the Board voted unanimously to approve the plans as submitted and authorize the secretary to sign and seal them.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2016-10 supporting the Strasburg Railroads petition for a waiver of grade crossing warning.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Letter of Credit reduction request of Elam K. Stoltzfoos, 65 Prospect Road.

On a motion by Willig/Weaver, the Board voted unanimously to approve the waiver of well isolation request for 1742 Beaver Valley Pike.

Proposed amendments to the Zoning Ordinance were reviewed with the following revisions suggested:

- Kennels: 0-5 acres may have up to 25 dogs
 6-20 acres may have up to 40 dogs
 20 + acres may have 41 + dogs
 Insert "unannounced" for inspections

Fees will be established at the January organization meeting

- Horse Boarding: Strike “solely as principal transportation”

Deimler informed the Board about the August Zoning Hearing Board applications. They were neutral on the 426 Twin Elm Road and 1960 Beaver Valley Pike applications and supported the 323 Hilltop Road application.

The Board directed the secretary to send notice to the Lancaster Farmland Trust of their support for the request to preserve a portion of a Providence Township farm located in the Highway Commercial zone along Beaver Valley Pike in Strasburg Township.

Administrator’s report:

- The Refton WWTP is on track for mid-September completion and appears to be approximately \$40,000.00 under budget
- The Twin Elm Bridge is completed and very well done. Deimler complimented the road crew on their good work.

The secretary reported a conversation with Mark Harnish who mows the disc golf course at the Township Park. He has noticed a lot of evidence of partying at the course. The secretary was directed to ask the Borough Police to monitor the property.

The Zoning Officer reports sixteen permits issued with receipts in the amount of \$9,827.22

The Sewage Enforcement Officer reports three probe tests and inspections performed and three permits issued with receipts in the amount of \$1,050.00

Due to the late hour, the Board tabled discussion on the employee policy manual and document management system to the September 6th meeting.

There being no further business before the Board, the Supervisors adjourned at 11:30 p.m.

Judith G. Willig
Township Secretary

August 1, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 1, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: Allen Gruver, Wilmer Smoker, Barry Weaver, Greg Hill, Bob Breuninger, Lois Skiles, Donna Walker, Amanda Schaedler.

Public comment was invited. Walker announced she would no longer be the correspondent from LNP attending the meetings and introduced Schaedler as her replacement. The Board thanked Walker for her fair and balanced reporting and wished her well. Skiles asked about the status of a sign on Hartman Bridge Road which she maintained has been abandoned since it has not been used by a current business for over a year as supported by Township Zoning Ordinance Section 314.1. Deimler noted there is case law pertaining to signs which supersedes a Township's zoning, but he would contact the owner of the sign and ask them to improve the appearance. Breuninger appeared to ask the Board's permission to hire Township Solicitor Josele Cleary to represent him as a party in a hearing scheduled for the August 9th Zoning Hearing Board meeting. The Board felt it necessary to deny the request as not to set a bad precedent.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of July 5, 2016 as amended.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,312.13; General Fund checks #21045-21082 in the amount of \$79,355.54 ; Sewer Fund checks #112-117 in the amount of \$100,131.93; Escrow Fund checks #1019 in the amount of \$300.00.

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At approximately 8:25, the regular meeting resumed.

Hill appeared to represent Hartman Bridge LLC and update the Board on events since the last meeting:

- A request has been made to have the plans currently on file at the County formally withdrawn
- \$10,000.00 in recreation (rec) fees is proposed as an upfront payment with any additional fees paid prior to pulling permits for each building
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Deimler informed the Board about the August Zoning Hearing Board applications. They were neutral on the 426 Twin Elm Road and 1960 Beaver Valley Pike applications and supported the 323 Hilltop Road application.

The Board directed the secretary to send notice to the Lancaster Farmland Trust of their support for the request to preserve a portion of a Providence Township farm located in the Highway Commercial zone along Beaver Valley Pike in Strasburg Township.

Administrator’s report:

- The Refton WWTP is on track for mid-September completion and appears to be approximately \$40,000.00 under budget
- The Twin Elm Bridge is completed and very well done. Deimler complimented the road crew on their good work.

The secretary reported a conversation with Mark Harnish who mows the disc golf course at the Township Park. He has noticed a lot of evidence of partying at the course. The secretary was directed to ask the Borough Police to monitor the property.

The Zoning Officer reports sixteen permits issued with receipts in the amount of \$9,827.22

The Sewage Enforcement Officer reports three probe tests and inspections performed and three permits issued with receipts in the amount of \$1,050.00

Due to the late hour, the Board tabled discussion on the employee policy manual and document management system to the September 6th meeting.

There being no further business before the Board, the Supervisors adjourned at 11:30 p.m.

Judith G. Willig
Township Secretary

September 6, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, September 6, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: John Rintz, Brent Landis, J. Fred Witmer, Gerald McCracken, Caryn Husowech, Warren Rush, Daniel Burke, Barbara Rathbone-Frank, Lunda Houck, Ann Johnson, Joyce Nettke, Terri Nettke, Eric Eberly, Doug Keene, Haley and Kelli Keye, James Foose, Patti and Allen Means, Barry Longenecker, Lois Skiles, Amanda Schaedler.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of August 1, 2016 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$12,656.03; General Fund checks #21083-21123 in the amount of \$54,196.20 ; Liquid Fuels check #1763 in the amount of \$131,661.00; Sewer Fund checks #118-119 in the amount of \$13,199.95; Escrow Fund check #1020 in the amount of \$300.00.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the amended July 2016 Treasurer's report.

Deimler gave background for the proposed zoning ordinance amendment pertaining to kennels stating the Township's goal is to protect animals and residents by bringing illegally operating dog kennels "into the light" and make them subject to regulation and inspection. He further stated the Township does not have the right to enter private property without probable cause and wants to make the ordinance more enforceable. Weaver stated the matter came before the Planning Commission for review while he was a sitting member and the sole purpose is to address the health and welfare of the residents and animals. One aspect is the regulation of animal waste disposal. Deimler stated the proposed amendment would decrease lot size and setbacks, require holding tanks for waste containment, require annual registration renewal and allow unannounced inspections.

The floor was opened for discussion:

- Kelli Keye – 6 Eagle Drive, Lampeter - stated she rescued two dogs from Strasburg Township incurring great cost to return them to health. Deimler

stated the breeder has been sent a notice of violation and must apply to both the Township Zoning Hearing Board and Department of Agriculture for permission to operate.

- Caryn Husowech - 2 Creekview Drive, Strasburg – stated the result would be proliferation of kennels and the current ordinance should be enforced.
- John Rintz – 348 Sawmill Road, Strasburg – stated his neighbor has been operating a kennel for years in defiance of Zoning Hearing Board decisions and the current ordinance should be enforced.
- Ann Johnson – 1580 Ridgeview Avenue, Lancaster – stated the amendments would make it easier to bring breeders into compliance, but kowtows to the breeders. The amendments do not have consequences for the existing breeders to punish them.
- Joyce Nettke – 2428 Bachman Road, Strasburg – reiterated Rintz’s comment about his neighbor continuing to sell puppies against Zoning Hearing Board conditions, recommended the Township track operators on the internet selling as Lancaster Puppies and Greenfield Puppies, the Zoning Officer should be directed to aggressively pursue scofflaws, noted her perception of selective enforcement, thanked the Board for the waste management and inspection components of the proposed amendments. Deimler commented he has checked the internet and a lot of the advertised puppies are located in Paradise Township.
- Barry Longenecker – Providence Township – began by stating ordinances are complaint driven and residents should make the call with any information on suspected illegal activity; continued, stating relaxing existing standards makes no sense; criteria should be harder to meet rather than easier; all applications should be special exceptions; screening and fencing should be limited to avoid hiding animals; provided a sample ordinance for review.
- Warren Rush -833 North Old Road, Strasburg – stated it was a mistake to approve any more kennels.
- Lois Skiles – 263 Stoney Hill Road, Eden – recommended enforcing current laws and not decreasing lot size or setbacks.
- Terri Nettke – 981 Gypsy Hill Road, West Lampeter – recommended enforcing current ordinances to gain compliance, not reducing the lot size or setbacks and supported the waste management and inspection components.

- Doug Keene – 239 South Jackson, Strasburg Borough – noted the noise and smell coming from a licensed kennel on a neighboring property.
- Paul Dochat – 300 Sawmill Road, Strasburg – stated opposition.
- J. Fred Witmer – 1734 Beaver Valley Pike, Strasburg – recommended making Township residents the police force and “putting some meat” into the existing ordinance; noted sound travels farther at night and lot sizes should not be reduced.
- Barbara Rathbone-Frank – 324 Mindy Avenue, Strasburg Borough – asked if animal welfare people had been asked for input; residents’ complaints are the first step with photographs to help prove probable cause.

The Board thanked all in attendance and closed the discussion to take care of the remaining agenda items.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve Deimler to conduct a traffic study for James Foose, 850 Winter Hill Road, to provide the information necessary to erect a traffic sign on a State maintained road warning of a hidden driveway. Foose agreed to compensate the Township for any cost associated with the study.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the stormwater management plan for 701 Deiter Road on condition all comments contained in the Solanco Engineering letter of August 4, 2016 are satisfied.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the land development plan for the Strasburg Railroad on condition all comments contained in the Solanco Engineering letter of August 17, 2016 are satisfied.

The option of a payment plan for the Refton WWTP connection fees was discussed and the following criteria were proposed:

- Both the USDA and PennVEST assistance must have been applied for and rejected
- A two-year loan at 6% interest would be offered

The Secretary was directed to find out the turnaround time for the USDA and PennVEST applications and contact a Refton resident who had applied to USDA to see if she was approved. Deimler will provide the Township solicitor the proposed criteria and the matter will be revisited at the October 3, 2016 meeting.

The merits of a transition from docStar to LaserFiche as the Township document management system was discussed with the Board agreeing it is a prudent move saving money in the long run.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the 114 Strubel Road lot add-on plan for Amos Smucker PC 2016-5.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2016-11 pertaining to the 101 Strubel Road, Aaron Smucker sewage planning module.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2016-12 pertaining to the 4500 Twin Elm Road, John Ebersol sewage planning module.

On a motion by Weaver/Dearolf, the Board voted unanimously to accept the Minimum Municipal Obligation (MMO) for the 2017 pension.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve Bike Millersville's use of the Township parking lot as a rest stop and the temporary installation of a portable toilet.

Administrator's Report:

- The Refton WWTP project should come out on or under budget with a late September or early October completion
- Dove Rivers of Life Church is seeking the Board's thoughts on providing a paved drop-off area in front of the church on Main Street Refton. It is presented posted no parking. The Supervisors do not oppose.

Zoning Officer's Report: Sixteen (16) permits issued with receipts in the amount of \$5,341.35; Fifteen (15) complaints received with fourteen (14) closed

Sewage Enforcement Officer's Report: one (1) probe and five (5) inspections performed, four (4) permits issued and one (1) notice of violation sent with receipts in the amount of \$950.00

There being no further business before the Board, the Supervisors adjourned at 11:20 p.m.

Judith G. Willig
Township Secretary

October 3, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, October 3, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf and Michael Weaver; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: Jason Shaner, Ron Rinier, Wayne Manley, Chris Kehoe, Kameron Dunn, Jeff Kenderdine, Cody Swords, Chad Vinelli, Gibson Armstrong, Wilmer Smoker.

Public comment was invited. Manley presented a request for the Board to approve the May 13, 2017 "Kat's 5K" footrace use of Township Roads. On a motion by Dearolf/Weaver, the Board voted unanimously to approve the request and conditionally approve the extension of the race to a 10K in 2018.

On a motion by Dearolf/Weaver, the Board unanimously voted to adopt the minutes of September 6, 2016 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$13,266.39; General Fund checks #21124 - 21158 in the amount of \$79,244.20; Liquid Fuels Fund checks #1764 in the amount of \$6,698.77; Sewer Fund checks #121-128 in the amount of \$284,718.94

On a motion by Dearolf/Weaver, the Board unanimously voted to approve the Treasurer's report as submitted.

The topic of increasing the Treasurer's position to 20 hours per week and raising the wage to \$18.50 per hour was raised. Weaver stated the Township has a good team in place and want to ensure retention. On a motion by Dearolf/Weaver, the Board voted unanimously to approve the increase effective January 1, 2017.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the stormwater management plan SWM 2016-05 for Samuel S. King, 1540 Beaver Valley Pike, with requested modifications on condition the comments of the Solanco Engineering letter of September 9, 2016 are satisfied.

Kenderdine and Swords appeared on behalf of the L-S YMCA ("Y") requesting amendments to the June 1, 2007 agreement between the "Y", West Lampeter Township, Strasburg Township, Borough of Strasburg and the L-S School District (SD). The "Y" is seeking relief from the 10% discount for L-S residents and a modification of the makeup of the Branch Board citing financial constraints per the discount and difficulty filling Board positions. The discount would be phased out over several years along with programs subsidized by insurance carriers and employers i.e. Silver Sneakers and Silver & Fit. The Branch Board would retain a

majority of SD members with the remaining members made up of residents or property owners of participating municipalities. Weaver questioned whether these amendments benefit the residents of Strasburg Township and thanked them for the presentation. Since the Chairman was absent, Weaver recommended tabling the matter until the full Board could be present.

Dunn of 116 Main Street, Refton appeared to ask input on a neighboring derelict property of Larry Reinhart. It has 6 foot tall weeds and junk in the yard. Deimler responded the Township does not have a property maintenance ordinance and cannot require Reinhart to clean up. Reinhart was required to remove the uninspected and unregistered vehicles from the property. Weaver commented on the good and bad points of a property maintenance ordinance and its intrusion into individual property owners lives. Rinier commented on the condition of a property on Breneman Road.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve returning \$145,751.65 of Wilmer Smoker/Rocky Ridge Meats escrow deposit retaining a balance of \$45,981.65.

On a motion by Weaver/Dearolf, the Board voted unanimously to ratify and affirm the selection of Capital Blue Cross for the 2017 employee health insurance and authorizing the Secretary to execute all pertinent documents.

Shaner presented a preliminary plan for Armstrong and Vinelli to develop the barn at 20 Refton Road into a wedding venue. Armstrong stated he is willing to preserve the majority of the farm property and use approximately 2 acres for the venue. They propose to widen the existing lane, install a separate septic system for the venue and install a parking lot for 77 cars. The venue would operate Friday through Sunday May through September. Armstrong and Vinelli appeared to get a sense from the Supervisors of their willingness to consider the concept. Citing the Chairman's absence, Weaver asked to table to matter to either the October 17 or November 7, 2016 regular meeting.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the holding tank agreement with JEASLAPP Real Estate LLC for 1960 Beaver Valley Pike.

On a motion by Weaver/Dearolf, the Board voted unanimously to authorize the Administrator to send certified letters of mandatory connection to the Refton Waste Water Treatment Plant at the appropriate time. Rinier asked if there would be information regarding payment of the \$3500 connection fee and inspections. Deimler responded the correspondence would include a letter, a permit application form and a procedure outlining the necessary steps and contact information for the inspector.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the erection of "Watch Children" signs on Paradise Lane near the Route 741 intersection.

On a motion by Weaver/Dearolf, the Board voted unanimously to cast ballots for Michael Keller to fill positions on the PSATS UC Group Trust, Pension Trust and Health Insurance Trust boards.

The 2017 draft budget was reviewed. Kauffman mentioned the need to increase hearing fees and water rates for 2017 to offset costs. It looks like the Township will be approximately \$100,000 in the black at years end. At this juncture, it does not appear necessary to increase taxes. Deimler noted the need to replace the F550 dump truck in the next few years, repairs to the Park property and municipal building.

There is a kennel application to the Zoning Hearing Board this month for 522 Weaver Road. It is situated on a 100-acre farm and appears to meet the current Zoning Ordinance criteria.

Rinier asked who is responsible for maintaining the sidewalks in Refton stating they are in poor condition. Deimler responded he doesn't know and would have to check with the Solicitor.

Zoning Officer's Report: Eight (8) permits issued with receipts in the amount of \$768.06; Five (5) complaints received with two (2) closed.

Sewage Enforcement Officer's Report: four (4) probe and seven (7) inspections performed, six (6) permits issued and one (1) violation inspected with receipts in the amount of \$1,850.00.

There being no further business before the Board, the Supervisors adjourned at 10:00 p.m.

Judith G. Willig
Township Secretary

October 17, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, October 17, 2016, at 1:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: May Gaynor

Public comment was invited. Gaynor appeared to voice opposition to the YMCA's request to eliminate the 10% discount currently offered to residents of the Lampeter-Strasburg School District. There was some discussion and the matter was tabled to the November 7, 2016 regular meeting.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: General Fund checks #21159-21167 in the amount of \$34,346.36

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Chairman sign the engagement letter from Maher Duessel accounting firm to audit accounts for the year ending December 31, 2016.

The draft 2017 budget was reviewed.

There being no further business before the Board, the Supervisors adjourned at 2:35 p.m.

Judith G. Willig
Township Secretary

November 7, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, November 7, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Jeff Kenderdine, Bob Sangrey, Ron Rinier, John Fisher, Daniel Miller, Benuel Fisher, Jerry Skolnick.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of October 3 and October 17, 2016 as submitted.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$19,217.99; General Fund checks #21168-21196 in the amount of \$47,892.35 ; Escrow Fund checks #1021-1022 in the amount of \$147,751.65; Sewer Fund checks #129-137 in the amount of \$5112,328.99.

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted. The Treasurer noted that 34 of the connection fees for the Refton sewer project had been received to date.

There were a number of Plain Sect in the audience concerned about the proposed zoning ordinance amendments to dog kennels. Benuel Fisher, John Fisher and David Miller all had questions. The Board and Deimler provided an overview of the proposed amendments discussed at earlier meetings, stressed the need to be good neighbors when it comes to animal waste disposal and asked for Plain Sect participation in the process. John Fisher agreed to be the contact person for notification of future meeting agendas dealing with the issue.

Kenderdine appeared again to answer Board questions about the proposed YMCA agreement amendments. He briefed the Board on the many programs that benefit the local community. Skolnick, who lives in New Danville but is a member of the L-S Y, voiced concerns about the availability and transparency of the YMCA board. The Board tabled a decision until a later meeting.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Hartman Bridge LLC signal service agreement.

The Board briefly reviewed the proposed Armstrong/Vinelli wedding venue project on Refton Road. Rinier voiced concerns about traffic and noise disrupting the quiet of the neighborhood. Deimler noted conditions can be made requiring traffic control and limiting firework displays to once a month.

The draft 2017 budget was reviewed. Sangrey stated his appreciation of the Township utilizing the existing building and not proposing a new "palace".

Deimler reported the first 2 connections were made to the Refton sewer system on Saturday.

Deimler briefed the Board on the November Zoning Hearing Board agenda.

Zoning Officer's Report: Sixteen (16) permits issued with receipts in the amount of \$3,044.50

Sewage Enforcement Officer's Report: two (2) probe tests and six (6) inspections performed and two (2) permits issued with receipts in the amount of \$800.00

There being no further business before the Board, the Supervisors adjourned at 10:25 p.m.

Judith G. Willig
Township Secretary

December 5, 2016

The Strasburg Township Board of Supervisors held their regular meeting on Monday, December 5, 2016, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: John Stoltzfus, Robert May, Ron Rinier, Wilmer Smoker.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of November 7, 2016 as submitted.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: Payroll and taxes in the amount of \$11,098.20; General Fund checks #21197-21230 in the amount of \$26,196.91; Escrow Fund checks #1023-1025 in the amount of \$96,634.65; Sewer Fund checks #13-1428 in the amount of \$6,698.23

On a motion by Weaver/Dearolf, the Board unanimously voted to approve the Treasurer's report as submitted.

May appeared to present a report to the Board on LEMSA operations in 2016 and request funding for 2017.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the escrow reduction request for 701 Deiter Road in the amount of \$22,852.50.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the escrow reduction request for 235 Hartman Bridge Road in the amount of \$44,772.15.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the escrow reduction request for 92 Smithville Road in the amount of \$29,010.00

On a motion by Weaver/Dearolf, the Board voted unanimously to grant a waiver of plan processing to Samuel E. King for a lot add-on occurring in Providence Township. A small portion of the property is located in Strasburg Township.

On a motion by Willig/Dearolf, the Board voted unanimously to adopt the draft 2017 sewer and general fund budgets and post them for public review in the Township Building vestibule and on the Township website. The final budgets will be adopted at a special meeting on Tuesday, December 27th at 1:00 p.m.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve advertising proposed Ordinance #102 pertaining to the imposition of municipal liens.

Deimler briefed the Board on submitted Zoning Hearing Board applications for December.

Zoning Officer's Report: Fourteen (14) permits issued with receipts in the amount of \$3,761.90

Sewage Enforcement Officer's Report: Two (2) inspections performed with no receipts

There being no further business before the Board, the Supervisors adjourned at 10:00 p.m. to hold an executive session for a personnel issue.

Judith G. Willig
Township Secretary

**Strasburg Township Board of Supervisors
December 5, 2016
Agenda**

7:30 Open meeting

1. Public comment for items not on the agenda
2. Consider a motion to approve minutes of 11/7/2016
3. Consider a motion to approve bill listings and payments:
 - Payroll and taxes in the amount of \$11,098.20
 - General Fund checks #21197-21230 in the amount of \$26,196.91
 - Escrow Fund checks #1023-1025 in the amount of \$96,634.65
 - Sewer Fund checks #13-1428 in the amount of \$6,698.23
4. Consider a motion to approve the Treasurer's report
5. Review the proposed 2017 budget and consider a motion to adopt for public viewing
6. Bob May – LEMSA
7. Consider a motion to approve the Eloy and Rebecca Rodriguez, 92 Smithville Road, escrow reduction request in the amount of \$29,010.00
8. Consider a motion to approve the Elam E. King, 701 Deiter Road, escrow reduction request in the amount of \$22,852.50
9. Consider a motion to approve the Wilmer Smoker, 235 Hartman Bridge Road, escrow reduction request in the amount of \$44,772.15
10. Consider a motion to approve the waiver of plan processing request of Samuel E. King
11. Review and discuss a proposed ordinance pertaining to the imposition of municipal liens
12. Review the proposed employee policy manual update (time allowing)

Departmental reports:

Zoning Hearing Board:

1. 2455 Bachman Road, Daniel E. Miller, seeking a variance to operate a kennel

Administrator's Report:

1. Refton Sewer update

Zoning Officer's Report: Fourteen (14) permits issued with receipts in the amount of \$3,761.90

Sewage Enforcement Officer's Report: Two (2) inspections performed with no receipts

Adjourn

December 27, 2016

The Strasburg Township Board of Supervisors held their special meeting on Tuesday, December 27, 2016, at 1:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig.

A hearing was held for proposed Ordinance #102 pertaining to the imposition of municipal liens. On a motion by Dearolf/Weaver, the Board voted unanimously to close the hearing and render a decision adopting the ordinance as presented.

Public comment was invited. There was none.

On a motion by Dearolf/Weaver, the Board unanimously voted to approve bill listings for payment: General Fund checks #21231-21238 in the amount of \$3,426.07; Sewer Fund checks #143-146 in the amount of \$205,965.00

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt the 2017 budget as presented.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2016-14 appropriating funds for 2017.

On a motion by Weaver/Dearolf, the Board voted unanimously to Adopt Resolution 2016-15 setting the tax rate at .7 mils for 2017

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2016-16 reappointing Robert Rush to the Zoning Hearing Board

On a motion by Weaver/Dearolf, the Board voted unanimously to reappoint Wilburn Potter to the Planning Commission.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Act 44 PSATS pension disclosure statement

On a motion by Willig/Weaver, the Board voted unanimously to approve the Refton Community Fire Company calendar of events as presented as well as any other fundraising events they may require in 2017.

There being no further business before the Board, the Supervisors adjourned at 2:15 p.m.

Judith G. Willig
Township Secretary

Strasburg Township Board of Supervisors
December 27, 2016
Agenda

1:00 Open meeting

1. Public comment
2. Hearing for proposed Ordinance #102 pertaining to the imposition of municipal liens.
3. Consider a motion to approve bill listings and payments:

General Fund checks #21231-21238 in the amount of \$3,426.07
Sewer Fund checks #143-146 in the amount of \$205,965.00
4. Consider a motion to adopt the final 2017 budget
5. Consider a motion to adopt Resolution 2016-14 appropriating funds for 2017
6. Consider a motion to adopt Resolution 2016-15 setting the tax rate at .7 mils for 2017
7. Consider a motion to adopt Resolution 2016-16 reappointing Robert Rush to the Zoning Hearing Board
8. Consider a motion to reappoint Wilburn Potter to the Planning Commission
9. Consider a motion to approve the Act 44 PSATS 2016 Pension Disclosure Statement
10. Consider a motion to approve the 2017 calendar of events for the Refton Community Fire Company

Adjourn