

January 6, 2020

The Strasburg Township Board of Supervisors held their organizational meeting on Monday, January 6, 2020, 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.

Prior to the meeting, Peggy Dearolf was sworn in as Supervisor by Judge Benner.

On a motion by Weaver/Dearolf, the Board voted unanimously to nominate and elect Tom Willig as Chairman.

On a motion by Willig/Dearolf, the Board voted unanimously to nominate and elect Michael Weaver as Vice-Chairman.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the 2020 appointments, depositors, advertisers and procedures as noted on the attachment.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve 2019 wages as noted on the attachment with the exception of the Secretary.

On a motion by Weaver/Dearolf, the Board voted to approve the Secretary's wages as noted on the attachment. Willig abstained.

On a motion by Willig/Dearolf, the Board voted unanimously to set the Treasurer's bond at \$1,900,000.00 for 2020.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2020-01 establishing fees for 2020.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-02 appointing RKL LLC to audit the 2019 Township accounts

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2020-03 establishing sewer/water rates and charges and adding a \$1.50 per quarter administration fee.

Guests: Doyle Heisey, Ruthie Stoltzfus, Bill Potter, Todd Weiss

The regular meeting was called to order at 7:50 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of December 2 and 16, 2019 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 \$13,937.12; General Fund checks #22871-22920 in the amount of \$42,745.27 ; Escrow Fund checks #1115 in the amount of \$29,695.15; Sewer Fund checks #388-391 in the amount of \$2,929.71.

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 voted unanimously to grant a decision approving the conditional use application of Ruthie and JR Stoltzfus for 366 Hartman Bridge Road. See decision for findings of fact and conditions.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve SWM 2019-02, Jonathan Fisher for 130 Sides Mill Road subject to satisfaction of all comments of Solanco Engineering letter dated November 27, 2019.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve SWM 2019-03, Aaron Glick for 371 Bunker Hill Road subject to satisfaction of all comments of Solanco Engineering letter dated December 5, 2019.

On a motion by Willig/Dearolf, the Board voted unanimously to approve a reduction of escrow for 20 Refton Road in the amount of \$29,695.15. The remaining balance will be \$2,000.00.

On a motion by Weaver/Willig, the Board voted unanimously to authorize lodging a civil complaint against 505 Breneman Road.

On a motion by Weaver/Dearolf, the Board voted unanimously to authorize the Chairman to sign the Glen Lengacher right-of-way agreement for Broad Street, Refton.

The Board recommended the draft short-term rental ordinance be reviewed again by the Township Planning Commission.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the 2020 polling place agreement.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Refton Community Fire Company calendar of events and any other fundraising opportunity they may have in 2020.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the PSATS 2019 pension disclosure statement.

Willig reported on an inspection of the chicken house at the Park property. The tin roof is reasonably sound, but needs a coat of tar. It appears to be structurally sound and could be utilized by the tenant at the big house. Demolition will not be simple due to extensive rerouting of existing electric service and proximity of the adjacent trees and buildings. The tenant will renovate the interior at his own expense.

Deimler reported a six-acre lot in the R-1 zone on Village Road was purchased at auction by Keystone Custom Homes. They propose 10 or more single-family dwellings.

The Zoning Officer reports nine permits issued with receipts in the amount of \$9,505.70

The Sewage Enforcement Officer reports three permits issued with receipts in the amount of \$450.00

There being no further business before the Board, the Supervisors adjourned at 9:10 p.m.

Judith G. Willig
Township Secretary

2020 continued

Established procedures:

Regular meetings		1 st Monday at 7:30 PM and, as needed, on the 3 rd Monday at 1:00 PM. If Monday is a holiday, the meeting may be held the following day
Paid Holidays (full-time)	(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
Paid Time Off (full-time)		80 hours for 2 years or less of employment 120 hours for 2-5 years of employment 160 hours for over 5 years of employment In the first calendar year of employment, PTO will be pro-rated based on the number of pays remaining in that year. All vacation thereafter will be allocated on a calendar year basis.
For employees hired prior to 8/7/2017:		
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 3, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, February 3, 2020, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Treasurer Connie Kauffman.

Guests: Brendan Curry, Todd Weiss, Kelly Cullen

The meeting was called to order at 7:30 p.m.

Public comment was invited. Curry asked about progress on the short-term rental ordinance and was advised it has been referred back to the Planning Commission for a final review. Weiss stated he had been in contact with the Refton Brethren in Christ Church about helping out the residents at 505 Breneman Road.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of January 6, 2020 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 \$13,335.32; General Fund checks #22921-22968 in the amount of \$85,893.25; Sewer Fund checks #392-396 in the amount of \$6,687.65; Escrow Fund check #1116 in the amount of \$25.00.

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 voted unanimously to approve the request of the Clinic for Special Children for use of Township roads and Fire Police assistance for a 5K race on September 19, 2020.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve agreement for SWM 2019-03, 371 Bunker Hill Road.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-04 to restate the Strasburg Township Defined Benefit Pension Plan document as required by the IRS and to authorize the chairman to sign the restated plan.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt Resolution 2020-05 per document destruction.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the ECHO housing agreement for 373 Sawmill Road.

On a motion by weaver/Dearolf, the Board voted unanimously to approve the Chairman sign the 2019 Certification of Uncollected Taxes.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve compensation for the UCC Appeals Board at a rate of \$50.00/hour plus mileage.

On a motion by Dearolf/Weaver, the Board voted unanimously to set the 2020 mileage reimbursement at the IRS rate of 57.5¢/mile.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Refton Community Fire Police assist the Strasburg Fire Company on February 29, 2020 for their mud sale and the Penryn Fire Company on March 20 and 21, 2020 for their mud sale.

On a motion by Dearolf/Weaver, the Board voted unanimously to correct an omission from the April 1, 2019 minutes pertaining to the results of the opening of sealed bids as follows:

Stone Delivered/ton	2A	3A	8A	Rap
Penny	13.90	13.90	18.38	30.05
Compass	11.71	12.46	18.46	21.71

Asphalt Picked Up/ton	
Allen Myers	52.00
Penny	57.43

Paving & Milling	
Long's	256,784.40
Penny	274,204.96

Sealcoat/SY	
Martin's	1.265

On a motion by Willig/Weaver, the Board voted unanimously to award the bids to the names in bold.

The Zoning Hearing Board (ZHB) applications for the February 11th meeting were reviewed. The Board is not opposed to the application for 932 Eisenberger Road. If the ZHB decides to grant the variance, the Board would like to see the following conditions applied:

- The variance will expire if the applicant discontinues practice or ceases to operate
- There will be no overnight stays or other residential uses
- There will be no dispensing of medications
- There will be no retail sales

The representative for PLGIT did not appear. Kauffman gave the Board an overview of the PLGIT and Fulton Bank ICS Sweep programs for additional depositories to spread the Township's funds into other financial institutions. The Board requested more information on rates and fees be compiled on a spreadsheet so they can easily compare the services.

The Board had an informal discussion on development, density and quality of life in the Township.

The Zoning Officer reports eleven permits issued with receipts in the amount of \$3,501.80.

The Sewage Enforcement Officer reports two inspections and one malfunction complaint with no receipts.

There being no further business before the Board, the Supervisors adjourned at 9:15 p.m.

Judith G. Willig
Township Secretary

March 2, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, March 2, 2020, 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: Doyle Heisey, Doug Parkins, Joel Young, Jill Gilbert, Samantha Klaar, Greg Hill, Sandy Kime, Sarah Young, Joel Snyder, Jerry McCracken, Brendan Curry, David Zerbe.

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board unanimously voted to adopt the minutes of February 3, 2020 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 \$12,813.84; General Fund checks #22969-23013 in the amount of \$40,313.26; Sewer Fund checks #397-405 in the amount of \$3,635.21.

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

Gilbert and Klaar presented the 2019 audit report prepared by RKL LLC. The Township is in sound financial condition with no irregularities or material deficiencies noted.

Joel Young and Doug Parkins presented the preliminary land development plan and storm water management plan for the Prospect Road Associates/Meadows of Strasburg project:

- Weaver asked about walking trails and planting of trees. All lots will have a tree planted and the home owners association will have the power to enforce the requirement to always have a tree on each property.
- McCracken asked about the water supply to the development and if there was sufficient capacity. The development will be on public water and sewer and the Borough Authority has sufficient capacity.
- Deimler noted that erosion in the swale on the north side of the project will be remediated in the final phase.
- Waivers were requested and Deimler recommended granting the waivers for the preliminary land development and stormwater management plans.

He recommended approval of the preliminary land development plan and provided conditions for all.

On a motion by Willig/Weaver, the Board voted unanimously to grant the waivers for the preliminary land development plan as follows:

- Section 509.B – The minimum street centerline radii shall be 150 feet. Curve #3 and #6 do not meet this requirement. The plan proposes a minimum centerline radius of 75 feet.
- Section 509.C.7 – The minimum vertical curve length shall be seventy-five (75) feet. Vertical curve lengths of 50 feet or greater are proposed.
- Section 511 – The maximum spacing of fire hydrants shall be 100 feet. The hydrants are designed at a 400 foot industry standard.

On a motion by Willig/Weaver, the Board voted unanimously to grant the waivers for the stormwater management plan as follows:

- Section 501.17.B – The stormwater facilities shall be located a minimum of 50 feet from any fracture trace. The applicant has proposed to clay line the improvements to prevent infiltration.
- Section 501.19.A – The applicant shall verify that the project has matched pre and post hydrographs as required by this section. In the alternative the applicant must reduce the 2 year flow to 50% of the existing 2 year flow. The BOS grants CONDITIONAL APPROVAL of this request based on the justification provided by the applicant and that POI #1 and #2 are located within the same watershed of Kendig Run approximately 650 feet apart. Furthermore, the adjoining landowner Gideon Fisher has provided a drainage easement for the benefit of the developer. The recommended condition of approval is as follows:
 - The PCSM narrative provide a table on page 8 which depicts the 2 year flow being reduced to 50% of the existing values combining POI #1 and #2.
 - Section 504.4.a.4 – The minimum pipe size subject to vehicular loading within a public right of way shall be 18 inches. The applicant has proposed the use of 15 inch diameter pipes in limited scope when flow conditions did not dictate the minimum 18 inch pipe specified in the Ordinance.
 - Section 504.4.a.5 – All storm sewer pipe street crossing angles shall be 90 degrees. The applicant has minimized the amount of non-perpendicular crossings and has only utilized such when absolutely required due to site constraints.
 - Section 505.3.e.3 – The maximum spillway width shall be 50 feet. WB-1 calculations indicate a 200 foot long emergency spillway. The 200 foot long spillway has been designed to act as a level spreader to replicate existing conditions.

- Section 506 – The 2 year volume must be reduced to predevelopment using CG-1 in the BMP Manual. The BOS grant CONDITIONAL APPROVAL of this request based on the justification provided by the applicant. The recommended condition of approval is as follows:
 1. The applicant shall provide one (1) street tree per lot to provide additional water quality measures. The tree shall be a minimum six (6) foot high at planting and with a min 1.5” dbh.
- Section 504.4.d.4 – Swale side slopes shall not exceed 4:1 in residential areas. The applicant proposes 3:1 slope in certain areas.

On a motion by Willig/Dearolf, the Board voted unanimously to conditionally approve the preliminary land development plan dated October 5, 2019, last revised December 12, 2019. The conditions of approval are as follows:

- Applicant shall adhere to all conditions of Conditional use approval granted on May 6, 2019.
- The plan shall verify that all proposed lots meet the required 60 foot lot width at the minimum building setback line.
- The plan shall provide the required corner clear sight triangle easement.
- Applicant shall provide sewer and water design approval from Strasburg Borough Authority.
- Applicant shall provide the available and required safe stopping distance at each intersection.
- Applicant shall clarify the status of the Ultimate Right of Way shown at the intersection of Strasburg Pike and Prospect.
- The plan shall provide a type 2 handicap ramp detail depicting the required grass strip between the curb and sidewalk.
- Applicant shall reimburse the Township for all solicitor and engineering costs related to the approval of the plan.

Kime and Hill presented the revised stormwater management, land development and lot add-on plans for Hartman Bridge LLC. They hope to break ground in the next few months.

On a motion by Willig/Weaver, the Board voted unanimously to conditionally approve the Final Lot Add-On and Land Development and Stormwater Management Plan for Hartman Bridge Village dated November 12, 2015, last revised February 7, 2020. The conditions of approval are as follows:

- Applicant shall adhere to all conditions of Conditional use approvals granted on November 4, 2019.
- Applicant shall provide financial security in the amount of \$2,191,446.77 in a format acceptable to the Township Solicitor.
- Applicant shall execute the Revised Fee in Lieu of Dedication Agreement and provide the fee specified prior to plan recording.
- Applicant shall execute the Developers Letter Agreement.

- Applicant shall execute the Stormwater Management Agreement.
- Applicant shall provide Lancaster County Conservation District Approval of the modification to the NPDES Permit.
- Applicant shall provide PENNDOT approval of the traffic signal permit application and any other required PENNDOT permit approvals.
- Applicant shall provide proof of deed recording for the merging of the parcels no more than 30 days after the release of the plan for recording.
- Applicant shall reimburse the Township for all solicitor and engineering costs related to the approval of the plan.

Snyder and Sarah Young presented a preliminary sketch plan for a proposed development at 1533 Village Road:

- The property is approximately 6 acres
- 12 single family dwellings are proposed
- Extending Susan Avenue from the Borough into a cul-de-sac with 8 lots is proposed
- 4 lots will front on Village Road
- The existing house and barns are being evaluated and their destiny is uncertain at this time
- Dwellings will be 2500-3400 square feet
- Dwellings will be custom built with 26 styles from which to choose
- Relief from the minimum setback requirement will be requested to keep new dwellings in line with existing homes
- The development will be serviced by public water and sewer

Zerbe had questions about the type of housing, lot size and if the cul-de-sac could be pulled back from the property line to create more of a buffer. He was happy single-family dwellings are proposed rather than duplexes or townhouses.

The Board had no objections to the sketch plan as presented. The property is within the Urban Growth Area and zoned for this sort of density.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-07 for the Sight & Sound sewage planning module.

Kauffman presented information on diversifying and securing the Township's assets by using other depositors. PLGIT was proffered as a very good option. On a motion by Willig/Dearolf, the Board voted unanimously to approve the Solicitor prepare an ordinance for adoption subject to the Board's approval of PLGIT's method of fund guarantee.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the final draft of the proposed short-term rental ordinance. It will be forwarded to LCPC for review.

On a motion by Dearolf/Willig, the Board voted unanimously to approve equipment for sale: 1953 Farm-All Super A tractor, 2002 Ford F-550 dump truck, 1984 Cat Model 80 grader. They will be listed on MunicBid and Lancaster Farming.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve advertising Ordinance #113 for the dedication of Broad Street, Refton and Ordinance #114 amending Ordinance #34 per parking restrictions on Broad Street, Refton.

On a motion by Willig/Weaver, the Board voted unanimously to adopt Resolution 2020-06 authorizing submission of an Application for Traffic Signal Approval to PADOT.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve advertising the 2020 road projects and materials.

Deimler reported the bids for the Creekview Drive sewer extension will be advertised with a May 13, 2020 opening date. Construction could start in June.

The Zoning Officer reports twenty permits issued with receipts in the amount of \$5,548.30.

The Sewage Enforcement Officer reports two permits issued with receipts in the amount of \$300.00.

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

Judith G. Willig
Township Secretary

March 25, 2020

The Strasburg Township Board of Supervisors held an emergency meeting on Wednesday, March 25, 2020 at 12:00 p.m. at 1581 White Oak Road, Strasburg. Present were Peggy Dearolf and Thomas Willig.

The meeting was called to order at 12:00 p.m.

On a motion by Willig/Dearolf, the Board voted unanimously to adopt Resolution 2020-08 per extending the emergency declaration signed March 18, 2020 for 90 days or until it is cancelled by the Board.

There being no further business before the Board, the Supervisors adjourned at 12:05 p.m.

Judith G. Willig
Township Secretary

April 6, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, April 6, 2020, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf and Thomas Willig; Administrator Mark Deimler.

Guests:

The meeting was called to order at 7:30 p.m.

Supervisor Michael Weaver participated by a connection which allowed him to hear what was occurring in the meeting room and allowed everyone in the meeting room to hear him.

Public comment was invited. There was none.

On a motion by Dearolf/Willig, the Board voted unanimously to adopt the minutes of March 2, and March 25, 2020 as submitted.

On a motion by Willig/Dearolf, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$19,516.98; General Fund checks #24750-24795 in the amount of \$40,136.25 (The gap in check sequence from the last meeting is due to the establishment of a new account); Sewer Fund checks #406-412 in the amount of \$2,927.95.

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

On a motion by Willig/Dearolf, the Board voted unanimously to open hearings for proposed Ordinance #113 and Ordinance #114 per the dedication of and parking restrictions on Broad Street, Refton, and to continue the hearings until the May 4, 2020 meeting due to the COVID-19 shelter at home restrictions.

Sealed bids for 2020 road materials and projects were opened in the following order:

Sealcoat:

Martin Paving	\$1.315/square yard
Asphalt Industries	\$1.19/square yard

SuperPave picked up:

Allan Myers	\$58/ton
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Aggregate delivered:	2A	3A	8A	Rip-rap
Compass Quarry	\$9/ton	\$9/ton	\$12/ton	\$16/ton

On a motion by Willig/Dearolf, the Board voted unanimously to table awarding until the May 4, 2020 meeting.

Sealed bids for Township building exterior repairs were opened in the following order:

Concrete repair:

Dessco \$4,680.00

EIFS removal and replacement with brick veneer:

Dessco \$74,293.00

On a motion by Willig/Dearolf, the Board voted unanimously to table awarding the bids until the May 4, 2020 meeting.

On a motion by Willig/Dearolf, the Board voted unanimously to adopt Resolution 2020-09 per the sewage planning module for 812 May Post Office Road.

On a motion by Willig/Dearolf, the Board voted unanimously to adopt Resolution 2020-10 entering into a Declaration of Trust with PA Local Government Investment Trust (PLGIT).

On a motion by Willig/Dearolf, the Board voted unanimously to adopt Resolution 2020-11 designating PLGIT as an additional depository.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the holding tank agreement for 379 Shaub Road.

On a motion by Dearolf/Weaver, the Board voted unanimously to authorize the Chairman to execute the Joint Petition To Stay 2020 Upset Tax Sales pursuant to 72 P.S. §5860.601(c) as prepared by the County of Lancaster.

On a motion by Willig/Dearolf, the Board voted unanimously to adopt Resolution 2020-12 adopting a penalty rate of 0% for 2020 real estate taxes.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the purchase of a 2021 International HV507 SFA dump truck for \$151,245.00 including plow, salt spreader and dump body build-out. This replaces a 1990 International.

The Zoning Officer reports twenty-one permits issued with receipts in the amount of \$7,333.20.

The Sewage Enforcement Officer reports two inspections and one perc test performed and two permits issued with receipts in the amount of \$800.00.

There being no further business before the Board, the Supervisors adjourned at 8:00 p.m.

Judith G. Willig
Township Secretary

May 4, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, May 4, 2020, at 7:30 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf and Thomas Willig; Administrator Mark Deimler.

Guests:

The meeting was called to order at 7:30 p.m.

Supervisor Weaver participated by a connection which allowed him to hear what was occurring in the meeting room and allowed everyone in the meeting room to hear him.

Public comment was invited. There was none.

On a motion by Willig/Dearolf, the Board voted unanimously to adopt the minutes of April 6, 2020 as submitted.

On a motion by Willig/Dearolf, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$11,369.17; General Fund checks #24796-24824 in the amount of \$80,998.33; Sewer Fund checks #413-417 in the amount of \$1,690.43.

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

On a motion by Dearolf/Willig, the Board voted unanimously to approve advertising proposed Ordinance #113 and Ordinance #114 per the dedication of and parking restrictions on Broad Street, Refton, for June 1, 2020.

On a motion by Dearolf/Willig, the Board voted unanimously to open a hearing for proposed Ordinance #115 per short-term rentals and consider a motion to continue to June 1, 2020.

On a motion by Willig/Dearolf, the Board voted unanimously to waive late fees for water and sewer customers for the first quarter of 2020.

On a motion by Dearolf/Willig, the Board voted unanimously to award road materials and project bids as follows:

Sealcoat:

Martin Paving \$1.315/square yard

Asphalt Industries \$1.19/square yard

SuperPave picked up:

Allan Myers \$58/ton

Aggregate delivered:	2A	3A	8A	Rip-rap
Compass Quarry	\$12.77/ton	\$12.77/ton	\$15.77/ton	\$21.02/ton

On a motion by Willig/Dearolf, the Board voted unanimously to award the Township Building concrete repairs to Descco Design & Construction and, due to current economic circumstances, reject the bid for EIFS removal.

Concrete repair:
Descco \$4,680.00

EIFS removal and replacement with brick veneer:
Descco \$74,293.00

Names in bold were awarded. Aggregate prices included in the minutes of April 6, 2020 were for stone picked up, not delivered.

On a motion by Dearolf/Willig, the Board voted unanimously to ratify and affirm adoption of Resolution 2020-13 per the revised sewage planning module for 701 Deiter Road on April 20, 2020.

On a motion by Dearolf/Willig, the Board voted unanimously to approve release of BJB Real Estate LLC's Letter of Credit #810558-0040 in the amount of \$8,318.00.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the Refton Community Fire Company's use of the Township as an umbrella organization and use of the Township tax designation for the acceptance and dispersal of a grant from Land O'Lakes.

Primary election falls on June 2, 2020 and the main meeting room will be unavailable for the June 1, 2020 meeting. The Board directed the Secretary to contact the Refton Community Fire Company about using their hall.

The Zoning Officer reports twenty-seven permits issued with receipts in the amount of \$8,265.25.

The Sewage Enforcement Officer reports two inspections and two perc tests performed and one permit issued with receipts in the amount of \$550.00.

There being no further business before the Board, the Supervisors adjourned at 8:30 p.m.

Judith G. Willig
 Township Secretary

**Strasburg Township Board of Supervisors
May 4, 2020
Agenda**

7:30 p.m. Call to Order

1. Public comment for items not on the agenda
2. Consider a motion to approve minutes of April 6, 2020
3. Consider a motion to approve bill listings and payments:
 - Payroll, 401(a), taxes and fees in the amount of \$11,369.17
 - General Fund checks #24796-24824 in the amount of \$80,998.33
 - Sewer Fund checks #413-417 in the amount of \$1,690.43
4. Consider a motion to approve the Treasurer's report
5. Consider a motion to approve advertising proposed Ordinance #113 and Ordinance #114 per the dedication of and parking restrictions on Broad Street, Refton, for a date certain.
6. Open a hearing for proposed Ordinance #115 per short-term rentals and consider a motion to continue to a date certain.
7. Consider a motion to waive late fees for water and sewer customers for the first quarter of 2020
8. Consider a motion to award or reject bids for 2020 road materials and projects
9. Consider a motion to award or reject bids for Township building exterior repairs
10. Consider a motion to ratify and affirm adoption of Resolution 2020-13 per the revised sewage planning module for 701 Deiter Road on April 20, 2020
11. Consider a motion to approve release of BJB Real Estate LLC's Letter of Credit #810558-0040 in the amount of \$8,318.00

Departmental reports

Zoning Hearing Board:

1. Continued to June 9, 2020

Administrator's Report:

1. TBD

Zoning Officer's Report: Twenty-seven permits issued with receipts in the amount of \$8,265.25

Sewage Enforcement Officer's Report: Two inspections and two perc tests performed and one permit issued with receipts in the amount of \$550.00

Adjourn

June 1, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, June 1, 2020, 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: Bill Potter, Larry Reinhart, Ken Harnish, Jacob Kaiser, Matt Shaffer, Pat Morrison, Dwight Yoder, Diane Goslin, Cindy Welk, Ron Rinier, Tony Todd, Katrina Snader, Jennifer Arsenault, Tony Todd.

Prior to the meeting, Thomas Aument was sworn in as Refton Community Fire Police.

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Dearolf/Weaver, the Board voted unanimously to adopt the minutes of May 4, 2020 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$11,592.42; General Fund checks #24825-24862 in the amount of \$134,682.14; Sewer Fund checks #418-421 in the amount of \$3,170.19.

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

At approximately 7:45 pm, a hearing was opened for a proposed ordinance accepting dedication of Broad Street, Refton and a proposed ordinance establishing parking restrictions on Main Street and portions of Broad Street, Refton. The ordinances were properly advertised in accordance with the Municipal Planning Code and owners of properties adjoining Broad Street were notified in writing.

- The matters had been discussed at previous meetings and were deemed of importance to public safety; therefore, the need for the ordinance.
- Ingress and egress of fire company equipment is impeded by vehicles parked along Broad Street and, to a more limited degree, Main Street.
- The Township wishes to ensure the condition of and access to the fire company by Broad Street.
- Prior to dedication, the roadway was an unopened street, the adjoining property owners had possession to the centerline and maintenance was their responsibility.

- If the ordinance is adopted, the Township takes possession.

Reinhart complained he is being singled out. He stated many local residents have complained to him about the fire company member's actions and speeding on Main. He stated these complaints have been communicated to the Township office and nothing has been done. The Secretary stated they were submitted anonymously. Willig responded the Borough police have run speed details on Main Street following complaints from named residents. Harnish stated he has made complaints to the Township about the parking of vehicles on Broad Street impeding the fire company's access for several years and is glad to see this action finally being taken.

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing for the dedication of Broad Street and adopt the ordinance as submitted.

The proposed corollary amendment ordinance restricting parking on Main Street and portions of Broad Street was discussed.

- "No Parking" signs have been posted the length of Main Street for decades, but there was never an ordinance adopted authorizing them.
- Main Street is too narrow to permit parking on either side.
- Vehicles parked along the portion of Broad Street from an unnamed alley to Main Street impede fire equipment ingress and egress.

Kaiser and Shaffer, of 132 and 134 Main Street respectively, had questions about existing paved parking areas in front of their properties and if they would be able to retain them. Rinier commented on the sporadic nature and condition of the sidewalks in Refton and asked if they could be installed all along one side to make the village safely walkable. The Board was reluctant to consider requiring homeowners to install sidewalks and curbs at this time.

On a motion by Willig/Weaver, the Board voted unanimously to continue the hearing to the July 6, 2020 meeting and directed Deimler to research the necessary width of Main Street, the existing parking pads at 132 and 134 Main Street. If there needs to be a substantive change to the ordinance as written, it will be advertised.

At approximately, 8:45 pm, a hearing was opened for a proposed ordinance regulating short term rentals (STR). The ordinance was properly advertised in accordance with the Municipal Planning Code.

- Potter, Chair of the Township Planning Commission (PC), stated the PC worked for many months drafting an ordinance that would protect the Township from undue proliferation of STR's while taking existing ones into

consideration. Various Township residents and business owners attended the meetings to provide comments and suggestions.

- Weaver stated the Township was receiving numerous calls from out of state speculators wanting information on local ordinances about running STR's.
- The Township had no ordinance regulating STR's only bed and breakfasts.

Welk had questions about what will happen to the STR's operating now and what measures will be used to bring them into compliance. Deimler responded his office has developed a list of those currently operating. They will be contacted in writing and given 30 days to submit an application for a special exception to the Zoning Hearing Board. A notice of violation will be sent to those that fail to make that submission giving them 30 days to comply. It will then go into a civil action.

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

Morrison, Railroad Museum of PA, appeared to request permission from the Township to apply for a special event liquor license for the rescheduled "Rails and Ales" fundraiser. The 2020 event was cancelled due to the pandemic. On a motion by Weaver/Dearolf, the Board voted unanimously to approve the request.

Yoder and Goslin appeared to present information on activity at 931 N. Old Road.

- Goslin conducts a home occupation as a midwife at the property.
- It is her legal residence, though she resides there part-time.
- A residential permit was pulled to renovate an existing barn on the property.
- The Goslin's decided to build to commercial standards for conversion to use as a medical practice by their son.
- The Goslin's are interested in rezoning the property to Restricted Commercial (RC) to permit this future use.

Welk had questions about how this work was done and if there would be consequences. It appears the Goslin's were coming in through the back door asking forgiveness rather than permission. Yoder and Deimler offered the following:

- There is no law against building to a higher standard.
- Deimler's office became aware of the extensive renovations taking place and put many conditions on the permit issued.
- Deimler's staff was very diligent in enforcing those conditions including the physical severing of the connection to the septic system.

- Work continued on the barn even though there was a shelter at home order from the Governor.
- Strasburg Borough and State Police, responding to complaints from the Township, went to the site. No enforcement action was taken.
- The Township had no jurisdiction to enforce a stop order.
- The Goslin's will need to obtain an occupancy permit prior to using the barn for anything other than storage.

Willig recommended the Goslin's apply to the Zoning Hearing Board (ZHB) for a variance as the Township is reluctant to rezone the property RC. If Yoder prepares draft conditions for review by the Township Solicitor, it would help the Board feel comfortable recommending the variance to the ZHB. Inclusion of a conservation easement on the prohibitive slope area of the property was strongly suggested.

Don Welk has requested a plan processing waiver for a pole barn on his property. He has used all of his minor stormwater management (SWM) credits and needs a major SWM plan. There is no impact to adjoining properties by what he is proposing and the plan submitted satisfies the criteria of a major plan. Deimler stated the Township policy is to require PC review of all major SWM plans. It is not a requirement of law or code. Review of SWM plans submitted with land development plans deserve the scrutiny and removing the need for PC review of a stand-alone SWM plan will save time and money spent by residents and their engineers. The Board agreed and, on a motion by Willig/Dearolf, the Board voted unanimously to remove the requirement of PC review of SWM plans not associated with land development plans from this point forward.

On a motion by Weaver/Dearolf, the Board voted unanimously to authorize a memorandum of understanding with the County to use Herr Road as a detour while a bridge on S. Ronks Road is replaced.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-14 extending the period in which 2020 taxes may be paid at the base rate to November 30, 2020.

Reviewing the ZHB applications, the Board asked Deimler to see if Daniel Beiler will continue his hearing until July 14th in order to have another meeting about his project at 1416 White Oak Road. The Board has reservations about recommending approval due to the nature of work already done preparing the site.

Deimler reported the Creekview Lane sewer project will go out for bid on June 2nd with a submission deadline of July 8th. Once those bids are received, the Township will have a better idea of the final cost of the project and can arrange to

hold a public meeting with the affected residents this fall; perhaps as early as September.

The Secretary asked the Board for guidance on a grace period for on-lot disposal system pumping. There are approximately 20 residents that were due in February through March who have not responded to reminders and another 26 in May. The Board recommended six months from the due date before enforcement action will be taken.

Todd asked if one of the Supervisors would attend a special meeting being held by the fire company Sale Committee on Thursday, June 4th at 7:00 to support not holding the mud sale at all this year due to the uncertainty of public and fire company member safety. They have not been able to hold any breakfasts. The drive-through chicken and waffle fundraiser was a great success and they are looking into a State grant for operating expenses. The mud sale raises \$40-\$45,000.00. The Board stated their commitment to support the fire company through these extraordinary times and Supervisor Willig said he will be at the meeting.

Arsenault and Snader had a few questions about the proposed development at 1533 Village Road.

The Zoning Officer reports twenty-three permits issued with receipts in the amount of \$10,341.65.

The Sewage Enforcement Officer reports two inspections and two perc tests performed and two permits issued with receipts in the amount of \$800.00

There being no further business before the Board, the Supervisors adjourned at 10:35 p.m.

Judith G. Willig
Township Secretary

July 6, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, July 6, 2020, at 7:30 p.m. at the Refton Community Fire Company, 99 Church Street, Refton. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: Greg Hill, Jeff Rutt, Kelly Osborne, Doyle Heisey, Daniel Beiler, Tony Todd, Cindy Welk.

The meeting was called to order at 7:40 p.m.

Public comment was invited. Trooper Osborne provided some data for 2020 year to date. She reported there are 2 troopers assigned to the Strasburg Township/Paradise Township area on a daily basis.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the minutes of June 1, 2020 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$12,301.45; General Fund checks #24863-24906 in the amount of \$59,362.18 ; Sewer Fund checks #422-426 in the amount of \$1,730.18.

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

At approximately 7:50 pm, a continued hearing for proposed ordinance #114 amending Ordinance #34 per parking restrictions on Main and Broad Streets, Refton, was opened.

- Comments received at the June 1st hearing were reviewed and considered
- The no parking restrictions were deemed a necessary action
- Strasburg Borough police will enforce the no parking restrictions
- Installation of white lines indicating the cartway will be considered

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

Doyle Heisey appeared to ask the Board if they would consider a deferral of some improvements required in the Conditional Use decision rendered on December 12, 2019 for the property at 366 Hartman Bridge Road due to the loss of revenue from the pandemic. Specifically, a delay/deferment of the additional three islands in the parking lot and the sidewalk is requested until the end of 2022. Façade improvements will proceed for the café portion; handicap signage

and line painting will be installed; the connection to public water and the Hershey Farm WWTP will be completed; Agape Café is scheduled to open on Labor Day weekend. Deimler stated Heisey will need to apply for another hearing to amend the original conditional use decision. The Board was amenable to the proposed deferrals and recommended Heisey submit an application at his earliest convenience.

Hill and Rutt appeared to brief the Board on developments with the Hartman Bridge Village project. Due to the pandemic, the demand for retail/commercial/restaurant space has been severely curtailed. The restaurant that had signed a lease has stepped away. They have approached many different business entities including medical facilities and had no luck in generating any commitments. Demand for housing is still strong. They asked the Board if they would be open to removing the commercial component from the project and make it solely residential.

Weaver and Willig both commented the Township is required to provide commercial space and this property is one of the last large ones currently zoned as such. They continued saying the data provided about retail/commercial downturns was for national chains and malls, not for a project like Hartman Bridge Village with small, local shops and businesses. The Township must look at the long-term and not at the immediate and unusual circumstances of the present. The Township has made many accommodations for this project to keep it viable and now Hill and Rutt want more. It was suggested Buildings B and D be expanded to include more units and retain the existing commercial in Buildings E, F and G. That would provide additional immediate income for the property and make it more attractive to a lender.

Hill and Rutt thought it was a good possibility and asked if a workshop session could be arranged to hash out an approach. A date will be arranged.

Beiler appeared to discuss his Zoning Hearing Board application for the project at the corner of Beaver Valley Pike and White Oak Road. Willig met with Beiler at the site and then with Deimler to look at the proposed location and size of the building as staked out by Beiler. There was a lot of concern by the Board members about the building not blending well with the neighboring properties and becoming an eyesore. It will have a 136 foot-wide front and be 35 feet tall. Willig provided some pictures he had taken of similar structures so the other Board members and Beiler could have a better idea of the actual appearance of a structure the size Beiler is proposing. Deimler voiced concern there is not enough space on the property to accommodate a backup septic field site for the existing dwelling as well as all of the proposed improvements. He recommended the site be tested for a suitable site for the drain field before Beiler spends any more time and money pursuing a project that cannot happen.

A workshop meeting on Monday, July 20th is planned. Beiler will request another continuance from the Zoning Hearing Board.

On a motion by Willig/Dearolf, the Board voted unanimously to approve SWM2020-01, 1107 Lime Valley Road, Joe Rohrer.

On a motion by Willig/Weaver, the Board voted unanimously to accept the 180 day extension of plan processing grant for PC2020-02 965A Eisenberger Road subdivision/lot add-on plan, Jacob Stoltzfus.

On a motion by Willig/Weaver, the Board voted unanimously to ratify and affirm the consent agreement with True Vine Farm, 606 Bunker Hill Road, Greg Miller.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-15 per sewage planning module for 235 South Jackson Street, Benue K. & Sadie K. Fisher on condition comments of Solanco Engineering letter dated May 21, 2020 are satisfied.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the SWM agreement and plan for 1541 Lime Valley Road, Donald H. & Joyce E. Welk, Jr., on condition comments of Solanco Engineering letter dated June 5, 2020 are satisfied.

Weaver asked about the status of complaints against 1414 Village Road. Deimler responded all cars present on the property are registered to the occupant.

The Zoning Officer reports eight permits issued with receipts in the amount of \$914.50.

The Sewage Enforcement Officer reports six inspections and three perc tests performed and two permits issued with receipts in the amount of \$1,150.00.

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

Judith G. Willig
Township Secretary

July 20, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, July 20, 2020, 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: Daniel Beiler

The meeting was called to order at 1:00 p.m.

Public comment was invited. There was none.

Beiler provided the Board with color renderings of his proposed commercial building at 1416 White Oak Road. He stated:

- Marv Stoner, the SEO, is scheduled to perform a perc test for a secondary septic system tomorrow
- The landscaping will be installed much as is represented on the rendering
- Wants to have the building be an asset to the Township
- The rendering shows a 100' wide front with a 16' offset for the "barn" portion
- The project is scheduled for the August 8th Zoning Hearing Board meeting

The Board expressed pleasure at the appearance of the building and that it will enhance the neighborhood. Deimler noted the new use of the property will change the status of the driveway to an access drive and will affect the existing line of sight requirements. Deimler will prepare proposed conditions for review at the Supervisors August 3rd meeting. He will provide Beiler a copy, as well.

The proposed connection of Creekview Lane to the Strasburg Borough Authority pumping station was reviewed. The Board extensively discussed options to complete only the connection from the pumping station to the north end of the development or complete the entire project this year. On a motion by Dearolf/Weaver, the Board voted unanimously to authorize funding in the amount of \$31,909.00 for the connection from the pumping station to the north end of the development and award the bid to Wexcon, Inc. The remainder of the construction will be put out to bid at a later date.

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

Judith G. Willig
Township Secretary

August 3, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 3, 2020, at 7:30 p.m. at the Refton Community Fire Company, 99 Church Street, Refton 17568. Present were Peggy Dearolf, Michael Weaver and Thomas Willig; Administrator Mark Deimler.

Guests: James Thomas, David Miller, Doug Parkins, Cindy Welk, Brendan Curry

The meeting was called to order at 7:30 p.m.

Public comment was invited. Thomas appeared to ask the Board's opinion on the property at 550 Bunker Hill Road. It was purchased to have a retreat center whose Zoning Hearing Board application was denied. The owners now wish to divide the property into three portions and sell them: One 24-acre tract would be sold to a neighboring farm as a lot add-on; 10 acres would be carved out around the existing house and outbuildings and sold as a residence; the remaining 33 acres would be sold as residential/Ag. The owners will have to obtain Zoning Hearing Board approval of variances for all of these proposals. The Board expressed reluctance to divide the property up, but understand the unusual configuration of the property. They are open to discussion.

Curry asked for any update on the Hartman Bridge Village project and was told a workshop meeting is scheduled for August 17th at 1:00 pm and the Township Building.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the minutes of July 6 and July 20, 2020 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$15,557.61; General Fund checks #24907-24947 in the amount of \$94,464.60; Sewer Fund checks #427-432 in the amount of \$2,285.03; Escrow Fund checks #1117-1118 in the amount of \$2,000.00.

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

Miller and Parkins presented the PC2019-04 final subdivision and land development plan for Phase #1 of the Meadows at Strasburg development on Prospect Road:

- 25 units will be constructed in Phase #1
- Temporary cul-de-sacs will be installed
- All frontage improvements will be installed on Prospect Road

- Extension of public water from the Borough will be completed
- DEP permitting is in process for connection to the public sewer
- Street construction will begin this fall with a projected build-out of 2 years
- Phase #2 will be submitted within 18 months
- The developers are willing to front the fee in lieu of open space money from Phase #2-3 to complete the intersection improvements at Prospect Road and Strasburg Pike
- No additional modifications or waivers are requested

On a motion by Willig/Dearolf, the Board voted unanimously to conditionally approve the final plan for Phase #1 subject to the Solanco Engineering review letter dated July 25, 2020.

On a motion by Weaver/Dearolf, the Board voted unanimously to conditionally approve the PC2020-01final plan for John Stoltzfus, 812 May Post Office Road, subject to the Solanco Engineering review letter dated July 9, 2020 and approve a waiver to permit the driveway slope to exceed 8% within 25 feet of the roadway and the maximum driveway slope of 15%.

Welk had questions about whether Stoltzfus was penalized in any way for doing parts of his project without proper permission and exceeding the parameters of the permission he did receive. Deimler and the Board responded Stoltzfus was made to come into compliance with Township regulations through non-litigious means and, ultimately, wound up paying more than he would have by going through proper channels. There was no expense to the Township that was not recouped by normal fees.

On a motion by Weaver/Dearolf, the Board voted unanimously to release escrow for Samuel S. King, 1540 Beaver Valley Pike in the amount of \$1,000.00.

On a motion by Weaver/Dearolf, the Board voted unanimously to release escrow for Christian K. King, 2890 White Oak Road in the amount of \$1,000.00.

On a motion by Weaver/Dearolf, the Board voted unanimously to reduce Letter of Credit STB175 for Stonebrook Farms, 464 Weaver Road in the amount of \$38,599.63 leaving a balance of \$7,908.66.

On a motion by Dearolf/Weaver, the Board voted unanimously to waive the late fees for Township water and sewer customers for the second quarter of 2020.

On a motion by Dearolf/Weaver, the Board voted unanimously to rent a portion of the large barn at the Township Park to Mark Harnish for \$550.00 per year to store agricultural equipment.

A business has applied to the PLCB for a brewery license for a property at 242 Gap Road in the Township. The Township cannot regulate this sort of action except through a referendum. The Board stated it is the responsibility of the Township citizens to decide if they wish to gather signatures on petitions to have the referendums placed on the ballot for even year elections, not the Supervisors.

On a motion by Dearolf/Weaver, the Board voted unanimously to accept the winning bids acquired through Municibid for Township equipment as follows: 2002 F550 dump truck - \$13,600.00; 1984 Royal/Caterpillar grader - \$14,150.00; 1953 Farm-All Super A with Woods L59 finish mower - \$2,050.00. The Roadmaster has requested the funds received from the sale be applied to the purchase of a 2007 Ford tractor with flail mower and plow from West Lampeter. The Board asked Deimler to get more details from the Roadmaster about the tractor and his reasons for the request.

The Board reviewed the applications for the August 11th Zoning Hearing Board meeting. They support the application of Daniel Beiler with the conditions proposed by Deimler applied to any approval. They had no opposition to the other applications.

The secretary reported a complaint about speeding on Herr Road and was directed to contact the Borough Police to do a speed detail.

The Zoning Officer reports twenty permits issued with receipts in the amount of \$3,139.40.

The Sewage Enforcement Officer reports nine inspections and one perc test performed with receipts in the amount of \$850.00.

There being no further business before the Board, the Supervisors adjourned at 9:15 p.m.

Judith G. Willig
Township Secretary

August 17, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, August 17, 2020, 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: Jeff Rutt, Sandy Kime

The meeting was called to order at 1:00 p.m.

Public comment was invited. There was none.

Rutt and Kime appeared as a follow-up to the July 6th meeting to discuss proposed changes for the Hartman Bridge Village project:

- All buildings will be 4 – stories high to expand the number of rental units from 113 to 200
- The restaurant will be removed from the equation and that square footage will be added to existing buildings to accommodate the higher number of rental units needed
- All rental units will be 1-bedroom

At approximately 2:00 pm, the developer (Rutt) and the consultant (Kime) agreed to permit the Board to deliberate privately.

At approximately 2:20 pm, Rutt and Kime were invited to rejoin the Board and were given the following to consider:

- Extend the front buildings as much as possible to maximize the commercial space
- Keep all buildings 3-story
- Balance the proposed density increase with the parking needs
- Come back to a future meeting with a new plan reflecting these items

West Lampeter Township (WLT) approached the Township about participating in a study to stabilize the Pequea Creek and get MS4 credits for WLT. The estimate for the study is \$14,000 and will be split between the two townships. Deimler was directed to inquire if WLT is open to negotiation on the percentage of the split.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt Resolution 2020-16 per the planning module for 249 Herr Road.

After some discussion, on a motion by Weaver/Dearolf, the Board voted unanimously to purchase a used Ford/New Holland tractor from WLT utilizing monies received from the sale of Township equipment.

Planned improvements to the intersection of Strasburg Pike and Edisonville Road are moving along. Work may begin in November. Willig will be meeting with the affected property owners about the timeline.

There being no further business before the Board, the Supervisors adjourned at 3:15 p.m.

Judith G. Willig
Township Secretary

September 8, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Tuesday, September 8, 2020, at 7:30 p.m. at the Refton Community Fire Company, 99 Church Street, Refton 17568. Present were Peggy Dearolf, and Thomas Willig; Treasurer Connie Kauffman.

Guests: Ron Rinier, Cindy Welk, John Stoltzfus, Don and Susan Metzler

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Dearolf/Willig, the Board voted unanimously to adopt the minutes of August 3 and August 17, 2020 as submitted.

On a motion by Dearolf/Willig, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$20,014.04; General Fund checks #24948-24993 in the amount of \$45,317.61; Liquid Fuels checks #1815 in the amount of \$121,975.00; Sewer Fund checks #433-438 in the amount of \$3,148.29.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the Treasurer's report as submitted. Welk's question about a line item was answered.

At approximately 7:40, a conditional use hearing was opened for application CU2020-01, Fivefold Partners LLC to amend conditions imposed in a prior decision for 366 Hartman Bridge Road. On a motion by Willig/Dearolf, the Board voted unanimously to continue the hearing to October 5, 2020.

The draft 2021 budget was given a preliminary review. Stoltzfus appeared as a representative of the Strasburg Fire Company. They are requesting a continuing contribution from the Township to purchase a tactical unit truck. It will be taken under consideration.

On a motion by Dearolf/Willig, the Board voted unanimously to approve the selection of UPMC Gold PPO for health insurance and Highmark for vision and dental insurance for the Township's fulltime employees.

On a motion by Dearolf/Willig, the Board voted unanimously to approve the 2021 Defined Benefit Pension Plan Minimum Municipal Obligation (MMO) in the amount of \$12,499.00.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the 2021 Defined Contribution MMO in the amount of \$2,749.11.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the Refton Community Fire Police assists the Strasburg Fire Company on October 29, 2020.

Rinier asked for an update on the Creekview sewer connection project.

The Board reviewed application ZHB2020-08 requesting a special exception to permit a subdivision for a farm and variances to allow additional subdivision rights at 550 Bunker Hill Road and adjoining parcels. Welk and the Metzler's had questions about the application which were answered by the Board. The Board recommended, if the Zoning Hearing Board grants any of the requested actions, they impose conditions suggested by the Township Solicitor including: no further subdivision rights for proposed Lots #1 and #2; the lot add-on for the King lot will not allow future subdivision; a conservation easement be recorded for all wooded areas.

The Zoning Officer reports nineteen permits issued with receipts in the amount of \$2,498.60.

The Sewage Enforcement Officer reports one inspection and one perc test performed and one violation checked with receipts in the amount of \$200.00.

There being no further business before the Board, the Supervisors adjourned at 9:00 p.m.

Judith G. Willig
Township Secretary

October 5, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Tuesday, October 5, 2020, at 7:30 p.m. at the Refton Community Fire Company, 99 Church Street, Refton 17568. Present were Peggy Dearolf, C. Michael Weaver and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman; Court Reporter Christy Della Rova.

Guests: Dwight Yoder, Nevin Martin, Gerald Beicher, Stacy Silver, Steve Good, Doyle Heisey, Abby Welk, Alan and Fran Gruver, Bill Potter, Brendan Curry, Wayne Manley

Prior to the meeting, the Board held an executive session to interview prospective Planning Commission members. Present were: Thomas Willig, Peggy Dearolf, Michael Weaver, Todd Weiss and Josh Weaver.

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Dearolf/Willig, the Board voted unanimously to adopt the minutes of September 8, 2020 as submitted.

On a motion by Dearolf/Willig, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$14,975.11; General Fund checks #24994-25042 in the amount of \$145,237.15; Escrow Fund checks #11119 in the amount of \$18,634.5; Sewer Fund checks #439-442 in the amount of \$5,495.66.

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

At approximately 7:45 pm, a conditional use hearing was opened for application CU2020-01, Fivefold Partners LLC to amend conditions imposed in a prior decision for 366 Hartman Bridge Road.

On a motion by Willig Weaver, the Board voted unanimously to close the hearing and render a decision granting the deferral stating all other conditions imposed in the original decision remain in full force and effect. See decision for findings of fact and conditions.

At approximately 8:00 pm, a conditional use hearing was opened for application CU2020-02, Nevco Fuel Services, LLC to allow placement of propane and off-

road diesel tanks to provide fuel delivery services for agricultural operations at 1415 Lime Valley Road.

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing and render a decision granting the conditional use with the recommended conditions imposed. See decision for findings of fact and conditions.

Manley appeared to request use of Township roads for “Kat’s 5K” race on May 8, 2021. It is the 8th annual race and the organization has raised over \$90,000.00. On a motion by Willig/Dearolf, the Board voted unanimously to approve the request.

The draft 2021 budget was reviewed. Property taxes are on track for 2020. LST and EIT are uncertain but will likely be close to the projection. The Board asked for more information on the needs of the Strasburg and Refton Fire companies to finalize the contributions. The draft budget will be adopted at the November 2, 2020 meeting.

On a motion by Willig/Dearolf, the Board voted unanimously to adopt Resolutions 2020-17 and 2020-18 amending the 2020 General Fund and Liquid Fuels funds respectively to provide for supplemental appropriations.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the release of Letter of Credit No. 132347568 for Parkside at Lampeter LLC/EDK Group in its entirety.

On a motion by Willig/Dearolf, the Board voted unanimously to approve the release of Letter of Credit No. 500000578 for Malone Family Trust/Emanuel Glick in its entirety.

On a motion by Willig/Dearolf, the Board voted unanimously to approve a reduction of escrow held for Don Welk, Jr. by \$18,634.50 for satisfactory completion of a portion of the project at 1541 Lime Valley Road. The remaining balance of escrow held will be \$3,300.00.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the Refton Community Fire Company make Church and Broad Streets one-way on October 24, 2020 to accommodate traffic for the chicken and waffle fundraiser.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve the nomination of Jack Hines and Tim Horner for positions on the PSATS Unemployment Compensation, Municipal Pension and Health Insurance Cooperative Trusts.

The Board was briefed on the Zoning Hearing Board applications for October. They oppose granting the special exception and variances to allow a dog kennel, reduce setbacks and lot size at a property located at 371 Bunker Hill Road. The owner purchased the property after the Township adopted an amendment to the previous kennel ordinance the Planning Commission and residents had worked on for many months. The relief requested is excessive and unwarranted.

The Zoning Officer reports twenty-one permits issued with receipts in the amount of \$7,290.80.

The Sewage Enforcement Officer reports two perc tests performed and one violation checked with receipts in the amount of \$400.00.

There being no further business before the Board, the Supervisors adjourned at 9:50 p.m. to hold an executive session to discuss personnel issues. Present were: Thomas Willig, Peggy Dearolf, Michael Weaver, Mark Deimler and Judith Willig

Judith G. Willig
Township Secretary

BEFORE THE BOARD OF SUPERVISORS

TOWNSHIP OF STRASBURG
Lancaster County, Pennsylvania

IN RE: APPLICATION OF Fivefold Partners, seeking amendment of conditions imposed in a decision rendered December 16, 2019.
CU 2020-01

DECISION AND FINDINGS OF FACTS

FINDINGS OF FACT

The applicant is Fivefold Partners, doing business at 300 Hartman Bridge Road, Strasburg, PA 17579. The applicant is the owner of record of the subject property.

The subject property is located at 366 Hartman Bridge Road, Strasburg, PA 17579 in the Gateway North zone.

Notice of the hearing was duly advertised in accordance with the provisions of the Municipal Planning Code (MPC) and the Strasburg Township Zoning Ordinance (STZO).

A public hearing was held before the Board of Supervisors (BOS) on this application on Monday, October 5, 2020.

Testimony was stenographically recorded.

The applicant appeared personally at the hearing.

Under questioning by Zoning Officer Mark Deimler and the BOS, Doyle Heisey provided the following testimony:

- The new name for the property is "Wellsprings Commons"
- A deferral of installation of additional planting areas and a sidewalk is requested through the end of 2022
- The deferral is requested due to the impact of the pandemic on the developer
- The Agape café is scheduled to open in approximately two weeks
- The Planning Commission recommended approval on September 14, 2020 with no conditions

There were no questions or comments from the attendees.

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing and testimony and render a decision.

DECISION

Based upon the foregoing testimony and on a motion by Willig/Weaver, the Board voted unanimously to grant the application of Fivefold Partners, to defer installation of the sidewalk and additional planting areas through the end of 2023 subject to the following conditions:

1. The Applicant shall complete the deferred installations December 31, 2022.
2. The Applicant shall comply and adhere to all testimony presented at the hearing on, October 5, 2020.
3. All other conditions imposed in the original decision rendered December 16, 2019 remain in full force and effect

**BOARD OF SUPERVISORS,
STRASBURG TOWNSHIP**



Chairman, Thomas S. Willig

Dated and filed November 2, 2020, after a hearing held on October 5, 2020.

The undersigned certifies that a copy of this Decision was served upon all parties on or prior to November 9, 2020.



Judith Willig, Township Secretary

BEFORE THE BOARD OF SUPERVISORS

TOWNSHIP OF STRASBURG Lancaster County, Pennsylvania

IN RE: APPLICATION OF Nevco Fuel Service, LLC to allow placement of propane and off-road diesel tanks to provide fuel delivery services for agricultural operations at 1415 Lime Valley Road..
CU 2020-02

DECISION AND FINDINGS OF FACTS

FINDINGS OF FACT

The applicant is Nevco Fuel Service, LLC, doing business at 631 West Orange Street, Lititz, PA 17543. Good's Real Estate is the owner of record of the subject property.

The subject property is located in Strasburg Township at 1415 Lime Valley Road, Lancaster, PA 17602 in the Agricultural zone.

Notice of the hearing was duly advertised in accordance with the provisions of the Municipal Planning Code (MPC) and the Strasburg Township Zoning Ordinance (STZO).

A public hearing was held before the Board of Supervisors (BOS) on this application on Monday, October 5, 2020.

Testimony was stenographically recorded.

The applicant appeared personally at the hearing.

Under questioning by the Board and Deimler, the applicant's attorney Dwight Yoder, applicant's representatives Gerald Beicher and Stacy Silver and property owner Steve Good provided the following:

Applicant's Exhibit #1 – Aerial view of the subject property

Applicant's Exhibit #2 – Photos of different types of equipment utilizing propane and off-road diesel

Applicant's Exhibit #3 - Plan showing proposed placement of the tanks

Applicant's Exhibit #4 – Copy of an approval letter from Labor and Industry dated September 22, 2020

Applicant's Exhibit #5 – Copy of the Labor and Industry application and fire safety analysis

- The property is an existing farm zoned Agricultural
- PA Department of Labor and Industry will be responsible for monitoring, approving and inspecting the installation
- Nevco Fuel Services LLC is located in Lititz
- Local agricultural operations are heavy users of both propane and off-road diesel fuel (i.e. the Good farm uses 45,000-60,000 gallons of propane per year)
- 95% of Nevco's local customers are Ag
- A local distribution center for truck refills is needed
- There will be one 30,000 gallon propane tank and two 10,000 gallon off-road diesel tanks installed

- Approximately 10 vehicles, both 18-wheeler and “bobtails”, will access the location each week to either fill the large tanks or refill delivery “bobtails”
- An existing driveway will be used for access
- There is sufficient space for truck turnaround on the property
- There is sufficient line-of-sight for safe ingress and egress of fuel trucks with the existing driveway
- No employees will be on-site
- There will not be a sign
- There will be no fumes or other nuisances
- The tanks will be surrounded by an 8’ chain-link fence and concrete barriers for security and safety
- There will be emergency shut-off valves
- A fire safety plan has been created and coordinated with the Strasburg Fire Company
- There is no planned expansion into residential deliveries
- The property was selected for its location and ease of access
- There has been no exchange of real property in this project

Deimler provided a list of suggested conditions to the Board, if they vote to approve the application. The Applicant had no objections to any of the conditions.

On a motion by Willig/Weaver, the Board voted unanimously to close the hearing and testimony and render a decision.

DECISION


Based upon the foregoing testimony and on a motion by Willig/Weaver, the Board voted unanimously to grant the application of Nevco Fuel Service, LLC, for conditional use approval subject to the following conditions:

1. The Applicant shall provide truck turning templates that verify the access drive serving the facility is adequate.
2. The Applicant shall comply with Labor and Industry requirements and obtain approval from the same regarding tank installation and operation.
3. The project shall require approval of a stormwater management plan in accordance with the Strasburg Township Storm Water Management Ordinance.
4. The Applicant shall comply and adhere to all testimony presented at the hearing on, DATE.
5. Any violation of the plans and promises shall result in a violation of the STZO.
6. The Applicant shall obtain all required permits.
7. The Applicant shall reimburse the Township for all costs which the Township has incurred in connection with the processing of the conditional use application including, but not limited to,

the fees of the Township Engineer in reviewing the plans and providing comment to the Applicant and the BOS and legal fees of the Township. Applicant shall pay such reimbursement within 30 days after the date of an invoice from the Township.

8. The conditions set forth in the Decision shall be binding upon the Applicant and his heirs, legal representatives, successors and assigns, and any other entity having any interest in the Property now or at any time in the future.
9. Nothing in this Decision shall be deemed to relieve the Applicant from complying with all other applicable local, county, state and federal laws and regulations.

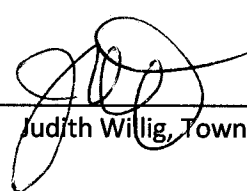
BOARD OF SUPERVISORS,
STRASBURG TOWNSHIP



Chairman, Thomas S. Willig

Dated and filed November 2, 2020, after a hearing held on October 5, 2020.

The undersigned certifies that a copy of this Decision was served upon all parties on or prior to November 9, 2020.



Judith Willig, Township Secretary

October 19, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Monday, October 19, 2020, at 1:00 p.m. at the Strasburg Township Municipal Building, 400 Bunker Hill Road. Present were Peggy Dearolf, Michael Weaver and Thomas Willig.

Guests: Jeff Rutt, Greg Hill, Sandy Kime

The meeting was called to order at 1:00 p.m.

Public comment was invited. There was none.

Rutt, Hill and Kime appeared to present an updated plan for the proposed Hartman Bridge Village development:

- Buildings D and E have been expanded by 18,000 square feet each
- Building C was added as additional apartments
- Two small courtyards were added around Buildings D and E
- The 8,000 square foot stand-alone restaurant has been removed
- An additional 200 apartments have been added with more 1-bedroom units than 2-bedroom proposed
- There are sufficient parking spaces for the additional units
- PADOT will approve the trips per day with a new traffic study and the highway occupancy permit will be revised
- An additional \$191,000 fee in lieu of open space fees will be paid to the Township
- Approximately 35 school age children are projected
- A text amendment will be needed to increase the approved density

Hill asked for comments from the Board and Deimler and approval to move forward:

Weaver commented he is sad to see the County grow at such a pace, but the higher density preserves farmland and accommodates the LCPC development wishes. He commented the developer has made efforts to accommodate the Board's requests and the appearance will maintain the character of the area.

Willig commented this is the largest project the Township has ever had and the Board wants to take the time to get it right. Short-term problems with the market are to be considered without sacrificing a long-term view. The Board has been working on design elements with other developers, so Hartman Bridge Village has not been singled out.

Dearolf voiced concerns about additional traffic, but understands that will be addressed by PADOT.

Deimler suggested a sliding scale for density to allow development of smaller parcels in the Gateway North zone and the impact of changing the density on the remainder of the Gateway North zone needs to be considered and calculated. He also suggested including environmental features, particularly the flood plain, in the text amendment. He stated another conditional use hearing will need to be held, a text amendment prepared and adopted and a revised final plan submitted and approved. All that will take approximately one year to complete.

The Board supports moving forward with the proposed changes.

Rutt thanked the Board and mentioned they may hold their own “town hall” meeting with neighboring property owners to educate and inform them on the proposed development and potential impacts.

The Secretary shared the proposed exterior renovation plans for 242 Gap Road in the Railroad Heritage zone.

Willig updated the other members on 931 North Old Road.

There being no further business before the Board, the Supervisors adjourned at 2:30 p.m.

Judith G. Willig
Township Secretary

November 2, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Tuesday, November 2, 2020, at 7:30 p.m. at the Refton Community Fire Company, 99 Church Street, Refton 17568. Present were Peggy Dearolf, and Thomas Willig; Administrator Mark Deimler; Treasurer Connie Kauffman.

Guests: Bill Potter, Brendan Curry, Amos L. Fisher.

The meeting was called to order at 7:30 p.m.

Public comment was invited. There was none.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the minutes of October 5 and October 19, 2020 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$12,784.71; General Fund checks #25043-25078 in the amount of \$66,965.32; Liquid Fuels Fund checks #1816 in the amount of \$7,655.54; Sewer Fund checks #443-446 in the amount of \$2,589.42.

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

On a motion by Weaver/Dearolf, the Board voted unanimously to appoint Joshua Weaver to the Planning Commission.

Fisher appeared to ask the Board for feedback on his Zoning Hearing Board application for 914 Orchard Road. The Board reviewed the application and had no opposition to the setback request, but wants to limit the breeding dogs to two.

The draft 2021 sewer fund budget was reviewed. On a motion by Willig/Dearolf, the Board voted unanimously to approve the budget as submitted to post for public review.

The draft 2021 general and liquid fuels funds were reviewed. On a motion by Willig/Dearolf, the Board voted unanimously to approve the budgets as amended to post for public review.

The Board approved a donation of \$23,000.00 in 2020 to the Refton Community Fire Company to offset the purchase of new pagers required by Lancaster County-wide Communications.

The Board acknowledged receipt of an extension of time from Prospect Road Associates for plan approval of the development of the Meadows at Strasburg.

Improvements planned for the intersection of Prospect Road and Strasburg Pike were discussed. The Township has received two estimates and is waiting on a third to move forward.

Zoning Officer's Report: Five permits issued with receipts in the amount of \$1,243.00.

Sewage Enforcement Officer's Report: No report submitted as of today's mail.

There being no further business before the Board, the Supervisors adjourned at 9:15 p.m. to hold an executive session to discuss personnel issues. Present were: Thomas Willig, Peggy Dearolf, Michael Weaver, Mark Deimler and Judith Willig

Judith G. Willig
Township Secretary

December 7, 2020

The Strasburg Township Board of Supervisors held their regular meeting on Tuesday, December 7, 2020, at 7:30 p.m. at the Refton Community Fire Company, 99 Church Street, Refton 17568. Present were Peggy Dearolf, and Thomas Willig; Administrator Mark Deimler; Solicitor Josele Cleary; Court Reporter Allen Blank.

Guests: Bill Potter, Bob Sangrey, Brendan Curry, Tom Ainslie, Rob Lewis, Gina Douty, Len Ferber, Glen Wimer, Lori Troiano.

Prior to the meeting, an executive session was held to interview Zoning Hearing Board member John Rintz. Present were: Dearolf, Weaver and Willig.

The meeting was called to order at 7:30 p.m.

Public comment was invited. Ainslie, 148 Reservoir Road, commented on the amount and speed of truck traffic on Reservoir Road and requested the Borough Police monitor and run speed details. Deimler remarked the owner of 1105 Reservoir is running an illegal construction business from his property. The owner has been warned and fined. The Board agreed to inform the Borough Police to do details and directed Deimler to prosecute the illegal business.

On a motion by Weaver/Dearolf, the Board voted unanimously to adopt the minutes of November 2, 2020 as submitted.

On a motion by Dearolf/Weaver, the Board voted unanimously to approve bill listings for payment: Payroll and taxes in the amount of \$12,242.44; General Fund checks #25079-25121 in the amount of \$104,675.53; Liquid Fuels Fund checks #1817 in the amount of \$85,565.00; Escrow Fund checks #1120-1121 in the amount of \$1,300.00.

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

At approximately 7:45 pm, a conditional use hearing was opened for CU2020-03, application of Ridgewall LLC for a property located at 1533 Village Road, for conditional use approval to demolish a structure listed as an historic resource per Section 328.3.3 of the Strasburg Township Zoning Ordinance on a property zoned R-1.

On a motion by Weaver/Dearolf, the Board voted unanimously to grant party status to Len Ferber, 336 Miller Street and Glen Wimer, 1535 Village Road.

On a motion by Willig/Weaver, the Board voted unanimously to recognize Douty as an expert witness in historic preservation.

At approximately 9:30 pm, on a motion by Willig/Dearolf, the Board voted unanimously to admit all exhibits into testimony.

On a motion by Weaver/Dearolf, the Board voted unanimously to close the record.

On a motion by Willig/Weaver, the Board voted unanimously to take the matter under advisement and render a decision at the January 4, 2021 meeting. See decision for findings of fact, conclusions of law, etc.

Deimler briefed the Board on additional information provided for the Hartman Bridge Village development pertaining to traffic generation and impact on the Gateway North zone (GN). Sangrey and Potter, members of the Township Planning Commission, commented on the need to retain commercial uses on the property. Deimler recommended having a minimum lot size included in any text amendment to the zoning ordinance to reduce the impact of other residential/mixed use developments in the GN.

On a motion by Weaver/Dearolf, the Board voted unanimously to release Letter of Credit No. 132367756 for 1415 Lime Valley Road in its entirety.

On a motion by Willig/Weaver, the Board voted unanimously to adopt Resolution 2020-19 per the sewage planning module for the Meadows at Strasburg development.

On a motion by Weaver/Willig, the Board voted unanimously to adopt 2020-20 levying taxes for 2021.

On a motion by Weaver/Willig, the Board voted unanimously to adopt Resolution 2020-21 appropriating funds for the 2021 budget.

On a motion by Weaver/Willig, the Board voted unanimously to adopt the 2021 Sewer Fund budget.

On a motion by Weaver/Willig, the Board voted unanimously to adopt the 2021 General Fund/Liquid Fuels budget.

On a motion by Weaver/Dearolf, the Board voted unanimously to approve the Chairman sign the letter of engagement for RKL LLC to audit the Township accounts for 2020.

Zoning Officer's Report: Fifteen permits issued with receipts in the amount of \$4,947.40

Sewage Enforcement Officer's Report: October – two inspections and 3 probe tests performed, five permits issued with receipts in the amount of \$1,450.00
November – three inspections performed and two permits issued with receipts in the amount of \$300.00

There being no further business before the Board, the Supervisors adjourned at 9:50 p.m. to hold an executive session for quasi-judicial deliberations. Present were: Thomas Willig, Peggy Dearolf, Michael Weaver and Josele Cleary.

Judith G. Willig
Township Secretary