

Chairman Nelson Brenneman called the regularly scheduled meeting to order at 7:00 p.m. Supervisors present: Dennis Luckenbaugh and Rodney Shearer. Present on behalf of the Township: Manager Sharon Kerchner, Solicitor Andrew Miller. Also present: Recording Secretary and 17 citizens.

A Public Hearing was convened at 7:01 p.m. to hear comments/discussion on the Ag Security Area review and the properties to be included. Attorney Miller reported that all applications for inclusion in the Ag Security Area have been reviewed by both the Township and York County Planning Commissions and are before the Board tonight for approval/inclusion. He listed the seven properties whose owners have requested inclusion into the program. There were no questions or comments from the audience. **Motion** by Luckenbaugh, second by Shearer, to close the public hearing. All members voted aye; motion carried.

Motion by Luckenbaugh, second by Shearer, to adopt resolution 04-06-2017, to modify the existing Ag Security Area and add the properties as recommended. All members voted aye; motion carried.

Resolution 05-06-2017 was presented. This resolution lists changes in ownership since the last review and restates the area modified. **Motion** by Luckenbaugh, second by Shearer, to adopt Resolution 05-06-2017. All members voted aye; motion carried.

A Public Hearing was convened at 7:06 p.m. to hear comments/discussion on the Hayrick Road abandonment. Attorney Miller explained the location of the abandonment, from the intersection to the location of the former bridge. From the audience, Tim Hansen asked how he should access his three-acre parcel that is landlocked. Attorney Miller explained that there is still a 25'-wide private ROW driveway to that property. He also noted, for the Board's benefit, that any property owner has 30 days within which to file an appeal to this decision. What about a cul-de-sac? Should there be one? Mr. Shearer noted that the installation of a cul-de-sac was declined at the previous discussions on this abandonment possibility. It was determined that the 25' ROW should stand, and if anyone has any problems with that, the Township can back up the decision with the Ordinance/Resolution. Should Mr. Miller check with the railroad company to make sure that the residents can cross the tracks to get to the property? Mr. Luckenbaugh proposed tabling this issue until the railroad is consulted. **Motion** by Luckenbaugh, second by Shearer, to close the public hearing. All members voted aye; motion carried.

Motion by Luckenbaugh, second by Shearer, to *table* the adoption on Resolution 274-05-2017, completing the abandonment of Hayrick Road until Mr. Miller can consult the railroad to assure permission of the resident to cross the tracks. All members voted aye; motion carried.

I. **Minutes**

Motion by Shearer, second by Brenneman, to approve the minutes of the meeting of May 16, 2017. Two members voted aye; *Luckenbaugh abstained*. Motion carried.

II. **Treasurer's Report**

A. **Motion** by Luckenbaugh, second by Shearer, to approve the Treasurer's Report for May 2017 as presented. All members voted aye; motion carried.

III. General Public Comment

Bob Amos asked about the storm sewer drain at Cherylwood and Sharoden Drive. It hasn't worked too well – he feels that the drain sets too high and the water goes around the drain. Can this be adjusted in some way? The crew will check out the situation.

IV. Police Report

No one was present.

V. Fire and EMS Report

Motion by Luckenbaugh, second by Shearer, to accept, with regret, the resignation of Fire Chief Larry Wildasin AND to send Mr. Wildasin a letter thanking him for his time and service to the Township. All members voted aye; motion carried.

Fire Chief-12, Tim Carr, presented the fire company report for May 2017. He reported that the fire chief's vehicle was used last week as a duty vehicle. Mr. Luckenbaugh feels that this vehicle should remain in the custody of the fire company for use and maintenance, as usual, to be driven by the chief and duty officers on weekends.

Chris Mowry gave the emergency response report for May 2017. The relationship between this agency and the fire department is still going well.

VI. Permits, Plans, and Modules

A. Salem Overlook, Final Subdivision Plan #2017.0042.00, Joseph and Noss Roads

David Koratich, Rick Fink, and Mike Jeffers were present on this plan, which received preliminary approval some years ago. This proposal involves 35 single-family lots, four open space lots, and one 25-acre remaining parcel. Discussion was held on the intersection. There are a couple of options. Mr. Jeffers said that the applicant will build what the Township wants; this plan gives two options. Discussion was held on the possibilities of future travel through the area and what will make the most sense. Perhaps a traffic study should be done to determine placement of stop signs at both intersections. Yes.

Outstanding items to be completed: HOA document approval; UPI chart completion; financial surety. Also, add the standard note about living in an agricultural area. Mr. Jeffers understood and will take care of it.

Motion by Shearer, second by Brenneman, to approve the Final Subdivision Plan of Salem Overlook, subject to the satisfactory resolution of the following open items as referred to above: HOA document approval; UPI chart completion; payment of financial surety; add "agricultural area" note; authorize the applicant to obtain a traffic study for signage at Noss and Joseph Roads and the new intersection of Joseph Road and Joseph Road Extended. Two members voted aye; *Luckenbaugh opposed*. Motion carried.

Motion by Shearer, second by Brenneman, to approve the Development of Financial Security Agreement and the operation of stormwater maintenance agreement, subject to Mr. Miller's review and approval of both documents. Two members voted aye; *Luckenbaugh opposed*. Motion carried.

B. Peterman and N & G Holdings

John Runge, Gordon L. Brown Associates, and Wayne Nace were present on this plan. This is a 3-lot subdivision; lots 1 and 2 are being combined; lot 3 will have the farm house on it. Outstanding issues: recording of the combination of the lots; signatures and seals.

Motion by Shearer, second by Brenneman, to approve the Planning Waiver and Non-Building Declaration and to forward same to DEP. All members voted aye; motion carried.

Motion by Shearer, second by Luckenbaugh, to approve the plan of Peterman and N & G Holdings, subject to the satisfactory resolution of the recording of the lot combination and signatures/seals. All members voted aye; motion carried.

C. GWM Properties, LLC (McGrew Equipment Company); Final Subdivision Plan #T101-PH11-0981

Motion by Luckenbaugh, second by Shearer, to accept the request to withdraw this plan. All members voted aye; motion carried.

D. Joshua L. and Susan M. Gunnet, waiver request for Section 165-4A, B (land development plan requirement)

Joshua Gunnet was present to request not having to file a land development plan so that he can put a 30' x 40' garage on his property that currently has no improvements on it. He removed the trailer that was previously on this property. The building footprint would fall into the permitted range of the stormwater requirements.

Motion by Luckenbaugh, second by Shearer, to approve the request by Joshua and Susan Gunnet for a waiver of Section 165-4A and B, not requiring them to file a land development plan. All members voted aye; motion carried.

VII. Administrative Reports

A. Supervisors' Reports

1. Mr. Shearer reported on the sewer line on Glatfelter Station Road. A new line will be bored at 4' deep. That should take care of the problem. Also, he will meet with Stewart and Tate and Hammaker East to get the schedule for overlaying and tar and chip projects.

2. Mr. Brenneman – the traffic light at 116 and Lehman was out during a storm – who has a key to reset the light? The fire chief, the police department, and the Township. Also, how about a generator to be placed for such an occasion?

B. Manager's Report

1. **Motion** by Brenneman, second by Luckenbaugh, to approve the renewal agreement for the Winter Generator Service for service to the Township, Fire Company, and Sewer generators for a cost of \$2,571. All members voted aye; motion carried.

2. **Motion** by Shearer, second by Luckenbaugh, to adopt Resolution 03-05-2017, approving a one-year extension of the refuse service at the cost of \$23.68/month or \$71.04/quarter. All members voted aye; motion carried.

3. **Motion** by Luckenbaugh, second by Shearer, to approve the purchase of a new computer from Business Information Group to replace Esther's computer at a cost of \$1,470. All members voted aye; motion carried.

C. Engineer's Report

Nothing reported

D. Solicitor's Report

Mr. Miller discussed the clarification needed for Section 195-7 and 8 – adjustment to lot lines and the ramifications of the 25% deduction rule. The Board members will review the information for a later discussion.

VIII. Old Business

A. New Salem Borough, grease trap update-nothing to report.

IX. New Business

Nothing at this time.

X. Announcements

A. The Recreation Board will meet on June 26, 7 p.m.

B. The Planning Commission will meet on June 27, 7 p.m.

C. The Southwestern Regional Police Board will meet on July 12, 7 p.m., at police headquarters.

D. The Board of Supervisors will meet on July 18, 7 p.m.

At 8:41 p.m., the Board recessed to an Executive Session to discuss a personnel matter.

At 8:57 p.m., the Board reconvened from Executive Session with the following actions.

Motion by Luckenbaugh, second by Shearer, to give Sam Napier an increase of \$1.00 per hour, effective July 16, 2017, following his six-month probation review.

Motion by Brenneman, second by Luckenbaugh, to authorized Tim Carr as NCT Fire Chief 12, with all duties performed by the past Township Chief 30, including but not limited to the Enforcement of the Township Burning Ordinance and any other duties forthcoming. All members voted aye; motion carried.

The BOS also noted that the Township Chief vehicle will be kept at the fire station and utilized by Chief 12 and/or the On-Call Duty officer only. No personal use authorized.

Motion by Luckenbaugh, second by Brenneman, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:02 p.m.

Respectfully submitted,

Sharon Kerchner,
Township Secretary/Manager

Julie B. Maher,
Recording Secretary