

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 four citizens.

I. **Minutes**

**Motion** by Shearer, second by Luckenbaugh, to approve the minutes of the meeting of March 21, 2017. All members voted aye; motion carried.

II. **Treasurer's Report**

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

III. **General Public Comment**

None at this time.

IV. **Police Report**

No one was present to give the report.

V. **Fire Company Report**

Chief Wildasin gave the report for March 2017. Grant was received to replace the 5" hose on the new truck.

VI. **Permits, Plans, and Modules**

Salem Overlook – Joseph and Noss Roads – 36 building lots, plus 4 open-space lots  
Rick Fink, Kinsley Properties, was present on behalf of the applicant. There are some questions that need to be answered on this plan. Mr. Brenneman gave Mr. Fink a copy of YCPC's comment letter, which includes a comment regarding the cartway width. Mr. Fink noted that the roads are sized at 28' wide, per the Township's Ordinance. YCPC recommends with a 28' width, parking should be one-side only. YCPC also commented that a Traffic study is recommended. (In order to approve an ordinance Prohibiting Parking, a traffic study is required) Mr. Fink stated that they will have the traffic study done to find out what is recommended. When a traffic study is provided, the Township/applicant will make a decision on the parking signs. Mr. Miller stated that the Township is not obligated to follow the study's recommendation. Mr. Fink did recommend posting No Parking signs for the street, right up front, rather than to permit parking during construction, then take it away after everything's built.

Mr. Brenneman expressed concerns of an increase in traffic, from the development, using Joseph Rd onto Salem Rd, of not having a clear sight distance. The Board would like to ask if Kinsley would consider cutting back the bank along Salem Road in lieu of road improvement fees. Shearer feels that placing a bench instead of cutting all of the bank will be suffice. Mr. Fink asked if the Township would be willing to obtain the PennDot permit to do the job. The supervisors agreed that they would apply for the permit. Mr. Fink will provide a cost estimate of

the bank work to be done, then they will compare that cost to the road improvements fees to see if they can negotiate a deal.

Mr. Luckenbaugh requested that the cul-de-sac be eliminated to make it easier for the Township to plow snow, for emergency access, etc. That might be a difficult prospect because the sewer lines are already in place and the Preliminary plan was already approved by the township.

Permission for model home – Mr. Fink reported that the builder would like to obtain a building permit to get the model home built as soon as possible. Everything is actually one lot at this point, and one building permit is permitted per lot. Mr. Luckenbaugh is not in favor of that idea, for fear of setting an undesirable precedent, because this Final Subdivision Plan is not yet approved. Attorney Miller feels that Mr. Fink is correct, that one building permit would be permitted, as long as all regular conditions and requirements are met for that model home. If anything changes after the model home is built, the applicant would need to assimilate the model home into any new proposal. It was noted that a driveway permit for the model home will need to be obtained as well. Mrs. Kerchner will inform the Zoning officer that he can issue this building permit, and Mr. Fink will allow the builder to choose from Lot 1 or 2.

Question on the rec fees – does the fee apply to every lot, even the open space lots? Yes, *under the old ordinance*, which is what was in effect at the time of the submission of the preliminary subdivision plan. However, the applicant has the choice to decide under which ordinance he would like to proceed. Mr. Fink will check to see which ordinance parameters would best serve the applicant.

## VII. Administrative Reports

### A. Supervisors' Reports

1. Mr. Shearer spoke with Mr. Klinedinst about the manhole at Wagaman's. Mr. Klinedinst will add an access point on the manhole for ease of maintenance/cleanout, and the manhole/line will be dedicated to the Township. Mr. Miller suggested making sure there's an easement available so that the Township can access it properly. Mr. Miller also suggested to review the As Built plan, to be sure all of the ROW's are showing.

2. Abandonment of Hayrick Road – Mr. Shearer recommended abandoning that portion of the road, which is fine with the property owner. **Motion** by Shearer, second by Luckenbaugh, to begin the process to abandon Hayrick Rd, township side is Waltersdorff Road. All members voted aye; motion carried.

3. Mr. Luckenbaugh noted that an applicant can build an accessory structure on any lot. A waiver request is no longer required. Or does that apply to Agricultural lots only? Does that accessory building or shed get an address so emergency vehicles have access? Or does the Post Office require a dwelling to have an address? Good question. And, of course, the building/shed would need to comply with the uses permitted in that particular zone. It wouldn't be classed as an accessory use, either, since there's no principal use on that lot. Mr. Miller will make sure of the above information before it is publicized or any applicant is advised.

4. Mr. Luckenbaugh reminded the board that he will be attending the PSATS conference next week.

### B. Manager's Report

1. **Motion** by Shearer, second by Luckenbaugh, to award the mowing bid for 2017, 2018, and 2019 to American Mowing, for a total cost of \$19,110.00. Discussion regarding the vacant lot owned by the Township, located on the corner of Slagel Rd and Stoverstown Rd. If it were decided in the future, to sell or donate, will we be able to remove it from the contract at such time when that property is transferred from the Township's ownership. All members voted aye; motion carried.

2. Republic Services – current contract expires December 2017. Does the Township want to exercise its option to extend the contract for an additional two (2) years? Discussion was held on whether or not the increased tipping fees are included in the quote. Yes. However, the contractor may adjust its contract price with the Township, with any change in Contractor tipping fees. **Motion** by Shearer, second by Luckenbaugh, to extend the contract with Republic Services for an additional two years, subject to the prices being verified. All members voted aye; motion carried.

3. After discussion, it was decided to extend the privilege to house the Spring Grove Medic Unit at the fire company building, on a year-to-year basis, with a review in their anniversary month.

4. **Motion** by Brenneman, second by Shearer, to approve the purchase of up to five legal size 5-drawer file cabinets for files relating to parcels, at a cost of \$439.99 each [or less if a lower cost is found]. All members voted aye; motion carried.

Mr. Brenneman asked why the publication for the 2016 Audit of the Township Financial statements, doesn't show the sewer debt amount owed, therefore a misrepresentation of the financial state of the Township. The article that was published is only an Income Statement, representing Revenue and Expense. The Balance sheet that is included in the auditor's report, represents Assets and Liabilities. The sewer loan/debt is an asset/liability. We do not advertise both reports, due to the cost of advertising. However, the complete Financial Statements and Auditor's report is available at the Township office for anyone wishing to examine.

#### C. Engineer's Report

No questions or comments on the report.

#### D. Solicitor's Report

Mr. Miller reported that the Ag Security Review Board met and forwarded its recommendation to the YCPC. Likely a public hearing can be held in June to hear those recommendations. In May, the Board will authorize Mr. Miller to proceed with the advertisement for the public hearing to be held on June 20, 2017.

Mr. Miller met with Keith Hunnings regarding the application from Grace Fellowship. The extent of the non-conforming use must be determined, then the entire application can be considered. The history of the entire parcel and all its uses must be outlined, as well. Mr. Luckenbaugh feels that the applicant has "outgrown the road." He also had a question of whether the church, with its proposed expansion, would need to purchase additional EDUs for sewer/water use. Good question indeed.

Mr. Miller reported that an appeal was filed for a determination of a "right-to-know" request. The appeal was decided in the Township's favor.

### VIII. **Old Business**

A. Eichelberger – escrow \$5,000 – nothing discussed.

IX. **New Business**

A. Fee for leaf collection - remain at \$50 for two 20-minute pickups? Mr. Shearer suggested \$75 for two pickups, as the truck needs ongoing repairs. Mr. Luckenbaugh suggested \$60; Mr. Brenneman suggested \$70. **Motion** by Shearer, second by Brenneman, to raise the fee for leaf collection to \$65 for two 20-minute pickups. All members voted aye; motion carried.

B. **Motion** by Shearer, second by Luckenbaugh, to approve the use of Fire Police and to give written consent for YWCA 13<sup>th</sup> Annual Sprint Triathlon on June 25, starting at the York Water Company's employee center at Lake Redman. All members voted aye; motion carried.

**Motion** by Brenneman, second by Luckenbaugh, to authorize our Public Works crew to attend APWA Symposium & Equipment show on September 21 at Lower Windsor Township. All members voted aye; motion carried.

Mr. Shearer requested a short Executive Session following this meeting.

X. **Announcements**

A. The Rec Board will meet on April 24, 2017, 7 p.m.

B. The Planning Commission will meet on April 25, 2017, 7 p.m.

C. The Southwestern Regional Police Board will meet on May 10, 2017, 7 p.m., at police headquarters.

D. The Board of Supervisors will meet on May 16, 2017, 7 p.m.

At 8:50 p.m., the Board recessed to an Executive Session. No action will be taken.

At 9:18 p.m., the Board reconvened from the Executive Session.

**Motion** by Luckenbaugh, second by Shearer, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:19 p.m.

Respectfully submitted,

Sharon Kerchner,  
Township Secretary/Manager

Julie B. Maher,  
Recording Secretary