

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
April 10, 2017

The Supervisors of Clay Township met on a regularly scheduled meeting date of April 10, 2017, at the Clay Township Municipal Office, 870 Durlach Road, Stevens, Pennsylvania, at a time and place duly established to hold such a meeting, and advertised and posted in accordance with the Second Class Township Code and the Sunshine Law.

Supervisors present were Tim Lausch, Chairman, Keith Martin, Vice-Chairman and Gary Landis, Secretary.

Also present was Bruce Leisey, Township Manager, Robert Lynn of Hanover Engineering, Inc., Township Engineer and Jennifer Mejia of Mejia Law Group, Township Solicitor.

Also attending were those listed on the meeting attendance sheet, which is attached to these Minutes.

Tim Lausch called the Meeting to order at 7:00 p.m.

Meeting Minutes

Gary Landis made a motion, seconded by Keith Martin to approve the March 13, 2017 meeting minutes as printed in the April 10, 2017 Agenda. * The motion was unanimously approved.

Treasurer's Report

Keith Martin made a motion, seconded by Gary Landis to approve the Treasurer's Report for the month of March 2017. * The motion was unanimously approved.

Visitors

There were numerous visitors present regarding the Application of Premier R& G zoning Map Amendment which was not an item of the current agenda.

Jennifer Mejia, solicitor, addressed the visitors and stated that a hearing on the proposed Amendment is scheduled for May 2 at 7:00 p.m. The hearing notices for the Application of Premier R&G Zoning Map Amendment were mailed to property owners within the area proposed for re-zoning on March 30, 2017. The hearing will be advertised in the Ephrata Review on 4/12/17 and 4/19/17 and properties will be posted at least 7 days prior to hearing date. Visitors will be given an opportunity to speak but comments are not considered testimony and the Board of Supervisors would not comment or engage in discussion regarding the comments in light of the upcoming hearing.

Mary Haverstrick, Millersville – Congratulated the Board of Supervisors on the current agricultural zoning in the Township. She hopes they make a reasonable decision on the current zoning amendment request even though it seems small. Everything starts small. She suggested pondering for a moment on what Clay Township should look like today and in the future.

Ann Weaver, 275 N Clay Road – stated that in 1985 the South side corridor was rezoned to Ag and in 1992 it was rezoned to Neighborhood Commercial for the sewer extension and then back to Ag. The proposed amendment will still leave 2 parcels zoned Ag on the South side. She felt those parcels should also be rezoned.

Ralph Kurtz, 245 Durlach Road – asked if the Township will need to give monies back received for the sewer grant for along 322 if the Ag zoning is changed. Rezoning will impact the Township forever. Error on side of caution. Has Clay Township residents doubled since 1980? Did Lancaster County double?

Bruce Leisey will investigate the conditions on the 322 sewer grant and report findings at May 2, 2107 hearing.

Glen Hursh, 515 Clearview Rd – feels it is the responsibility of the Board of Supervisors to assist in growing business in Clay Township even if it includes rezoning.

Neil Leard, 23 Cedar Ave, West Earl Twp – asked how many people here are against rezoning. Most people in the audience raised their hand. You can see what the community is telling you.

Dan Sweigart, Ephrata Boro – supports the thoughts of Mary Haverstrick. He has been in Lancaster County all his life. Since 1950, ¼ of the farmland has been lost over 125,000 acres. This is about soil most productive non-irrigated soil in the world. It's not just 23 acres, we are losing one farm at a time.

Ralph Kurtz – stated that he is not against growth but feels the community should decide not the Board of Supervisors. He feels that Clay Township has been very liberal in giving farm land away. Farmers afraid of taking livelihood and heritage away. We are rezoning the best farm land

not in lower quality farm land. Not sure the Township needs to allow additional residential zoning.

Jolene Weaver, 275 N Clay Road – said she doesn't like to see commercial and residential zoning on farm land. When the land is gone, it is gone.

Ray Weaver, 275 N Clay Road – asked what happen to regulations to not allowing building in class 1 or 2 soils?

At 7:30, Tim Lausch thanked everyone for coming out and reminded everyone that the Zoning Amendment Hearing will be held here on May 2, 2107 at 7:00 PM.

Engineer's Report

1. Mike Martin Duck Operation – Approve As-Built Plans and Escrow Release

After discussion, it was decided to table any decision at the advice of Bob Lynn and Bruce Leisey. Mr. Martin has a few items on his “punch list” that still need action per the Hanover Engineering letter dated February 2017.

2. North Clay Road – Road Improvements

Bob Lynn informed the Board of Supervisors that he is working with Earl Stauffer and Bruce Leisey to develop a plan to eliminate ponding water from North Clay Road near the Rt 322 intersection at Fox Creamery. Bob reviewed a draft sketch and indicated that the next step would be to speak with the property owners.

No decisions were made at this time.

** Keith Martin abstained from the next item due to a conflict arising from his part-time employment with Developer. **

3. First Response Team of America – Time Extension Request

Gary Landis made a motion, seconded by Tim Lausch to grant a 120-day time extension to take action on the First Response Team of America Final Land Development plan. The new deadline for action date is August 21, 2017. * The motion was unanimously approved with Keith Martin abstaining from the vote.

Old Business

1. Sewer Feasibility Study

No update, Jennifer Mejia will follow up.

2. Park Rules Ordinance Update

There was discussion on what the appropriate park hours should be.

New Business

1. Discussion on Proposed 2017 PSATS Bylaws

Keith Martin made a motion, seconded by Tim Laush to support or oppose the resolutions as noted in the 2017 proposed PSATS Resolutions recommendations. * The motion was unanimously approved.

2. Approve Bicycle Ride Event for Lancaster Farmland Trust

After review, Keith Martin made a motion, seconded by Gary Landis to approve use of the Township roads in Clay Township as listed in the correspondence for the 2017 Pedal to Preserve bike ride fundraiser on Saturday, June 3, 2017 contingent on Lancaster Farmland Trust obtaining Flagger Force to provide traffic control at the intersection of Rock Road and West Main Street. * The motion was unanimously approved.

3. Approve Escrow and MOU for 63 Mountain Spring Road

After discussion, Keith Martin made a motion, seconded by Gary Landis to approve the Cost Opinion of \$15,103.44 and MOU regarding improvement guarantee for the property located at 63 Mountain Spring Road. * The motion was unanimously approved.

4. Monitoring and Maintenance Agreement for Municipal Building

After discussion, Keith Martin made a motion, seconded by Gary Landis to approve the annual fire alarm test and inspection in the amount of \$972 and annual monitoring service agreement in the amount of \$950 from Simplex Grinnell. * The motion was unanimously approved.

5. Purchase of Office Copier

Gary Landis made a motion, seconded by Keith Martin to purchase a reconditioned copier, printer and scanner with auto doc feeder from Higher Information Group on a 3-year program at a monthly cost of \$100 a month which includes 4,000 B&W copies per month and vendor service and supplies. * The motion was unanimously approved.

6. Request for Payment for the Snyder Park Pavilion Project

Keith Martin made a motion, seconded by Gary Landis to approve payment #3 on Contract #1 in the amount of \$43,749.18 to Amric Construction. * The motion was unanimously approved.

Keith Martin made a motion, seconded by Gary Landis to approve payment #2 on Contract #2 in the amount of \$1,309.59 to Spotts Brothers, Inc. * The motion was unanimously approved.

7. Discussion on Oversized Truck Traffic on North Clay Road

There was discussion on the use of 53' oversized tractor trailers on North Clay Road and their inability to maneuver the right turn at the intersection of North Clay Road and Hopeland Road.

After discussion, it was decided to investigate the posting of North Clay Road to remind drivers that 53' trailers are not permitted to use North Clay Road and to increase patrol in the area. * The motion was unanimously approved.

8. Discussion on Donations to Non-Profit Organizations Involved in the 2/25/17 Storm Cleanup

After discussion, it was decided that the Township Manager will secure a list of all non-profit organizations involved in the 2/25/17 storm and obtain recommendations from the Durlach and Mt Airy Fire Company on amounts.

Bills to be Paid

General Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the General Fund bills totaling \$125,262.63 for the month of March. * The motion was approved unanimously.

Rec Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the Recreation Fund bills totaling \$49,575.03 for the month of March. * The motion was approved unanimously.

Sewer Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the Sewer Fund bills totaling \$3,294.76 for the month of March. * The motion was approved unanimously.

Reports for the Month

1. Chief of Police / Police Department
2. Fire Companies / Ambulance
3. Planning Commission Minutes
4. Engineer's Report
5. Manager's Report
6. Road Master's Report

Adjournment

Keith Martin made a motion, seconded by Gary Landis, to adjourn the meeting at 8:45 P.M. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary