

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
January 11, 2016

The Supervisors of Clay Township met on a regularly scheduled meeting date of January 11, 2016, 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 Timothy Lausch, Chairman, Keith Martin, Vice-Chairman and Gary Landis, Secretary.

Clay Township employee present was Bruce Leisey, Township Manager. Also present was Jennifer Prunoske of Hanover Engineering, Inc., Township Engineer and Jennifer Mejia of Shirk and Mejia, Township Solicitor.

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

Timothy Lausch called the Meeting to order at 7:01 p.m.

Meeting Minutes

Gary Landis made a motion, seconded by Keith Martin to approve the December 14, 2015 meeting minutes as printed in the January 11, 2016 agenda with the typo correction on page 3.

* The motion was approved unanimously.

Treasurer's Report

Keith Martin made a motion, seconded by Gary Landis, to approve the Treasurer's Report for the month of December, 2015. *The motion was approved unanimously.

Visitors

None

Engineer's Report

1. Jay and Sarah Zimmerman – Land Development Plan

Bruce Leisey updated the Board of Supervisors on the Plan. The Odor Management Plan and Nutrient Management Plan have been approved.

Keith Martin made a motion, seconded by Gary Landis to approve the Zimmerman Land Development Plan contingent on compliance with the Hanover Engineering letter dated 1/8/16. * The motion was approved unanimously.

2. Gil Lad Farms – Sewage Planning Module

The Gil Lad Farm tract is located on the north side of Mount Airy Road at 225 Mount Airy Road in Clay Township. The project consists of development for a second single family dwelling on the approximately 72 acre tract. The existing tract currently has one dwelling, a barn and other improvements located on it. The proposed second dwelling would be within the walls of the existing barn and will utilize an on-lot sewage system. The surrounding properties are agricultural. The proposed development that comprises this module will allow for one (1) new dwelling with an anticipated 400 gallons per day of flow.

The Developer was informed that he will need to show compliance with Zoning.

Gary Landis made a motion, seconded by Keith Martin to approve Resolution #011116B to execute the Gil Lad Farms Sewage Planning Module. * The motion was approved unanimously.

3. HomeTowne Square – Hackman Rd Street Dedication

Jennifer Prunoske informed the Board of Supervisors that the base layer of paving was installed on the stormwater pipe repair on December 15, 2015 and the final paving coat will be applied in the Spring 2016.

Keith Martin made a motion, seconded by Gary Landis to accept dedication of additional right-of-way (R011116) along Hackman Road. As depicted on the Pioneer Management drawing dated 1/20/15 drawing #12-0950-05-B. * The motion was approved unanimously.

4. Dove Westgate Church – Sketch Plan

Steve Gergely, Harbor Engineering and Deryl Hurst, Dove Westgate Church, reviewed the sketch plan with the Board of Supervisors.

Dove Westgate Church is proposing a 20,000 sf building addition and associated parking facilities on their existing property located at 1755 West Main Street. The entire property is located in and

surrounded to the east, south and west sides by the Neighborhood Commercial Zoning District of Clay Township. As part of the proposed building expansion, an existing building on the property as well as a portion of the existing building will be demolished. The proposed building expansion includes a sanctuary with seating for approximately 909 people. The parking lot has been designed with approximately 309 spaces to account for 1 space for every three seats as required by the Clay Township Zoning Ordinance. Stormwater is anticipated to be managed with a sub-surface stone seepage pit to the north of the proposed addition. As proposed, the site will continue to utilize the existing access onto S.R. 322. No changes are proposed to the existing driveway or parking along the site frontage.

The Board of Supervisors is receptive to a deferral of road improvements and sidewalks. The Developer was informed that the Township intends to require road improvements in the future and Developer acknowledged that the improvements may be required at any time, at the pleasure of the Board of Supervisors. The Board of Supervisors also considered the fact that the Developer has room on the existing tract to relocate parking that would be lost due to road improvements.

No decisions were made at this time.

5. Floodplain Ordinance Revisions

Jennifer Mejia reviewed the proposed ordinance with revisions with the Board of Supervisors.

Keith Martin made a motion, seconded by Gary Landis to approve proposed ordinance as discussed and forward to Lancaster County Planning Commission and DCED for comments. Proposed ordinance will be advertised on March 9, 2016 and March 16, 2016 and adopted on March 28, 2016. * The motion was unanimously approved.

Old Business

1. Appoint Zoning Hearing Board and Planning Commission Members

After discussion, Keith Martin made a motion, seconded by Gary Landis to appoint Lynn Weaver as Secretary on Zoning Hearing Board his term will expire 12/31/2017. * The motion was unanimously approved.

Lynn Weaver was previously an Alternate Member of the Zoning Hearing Board and will fill the vacant Member spot from Dale Ulrich's resignation.

There was discussion on candidates for Planning Commission Members. No decisions were made at this time.

New Business

1. Approve Weinhold Nickel to perform Township Audit of 2015 Financial Records

Keith Martin made a motion, seconded by Gary Landis to adopt Resolution: R011116A to authorize Weinhold, Nickel to perform annual audit of all the accounts of Clay Township for the 2015 fiscal year. * Motion was unanimously approved.

2. Approve PSATS 2016 Membership Dues

Gary Landis made a motion, seconded by Keith Martin to approve payment in the amount of \$1,557.00 for the 2016 PSATS membership dues. * The motion was unanimously approved.

3. Authorize Attendance at PSATS Convention on 4/17-4/20/16

Gary Landis made a motion, seconded by Keith Martin to approve attendance and payment of entry fee for the Board of Supervisors, Earl Stauffer, Bruce Leisey, Zoning Officer and one Volunteer of the Township for the PSATS Convention in April 2016. * The motion was unanimously approved.

4. Execute Certification of Uncollected Real Estate Taxes

Keith Martin made a motion, seconded by Gary Landis to execute Lancaster County Tax Claim Bureau Certificate of Uncollected Real Estate Taxes for 2015 and 2014 September-December Interim tax bills. * The motion was unanimously approved.

5. Road Work Update

Gary Landis informed the Board of Supervisors that the gutters along Durlach Road (near Amos Zook and Levi Zimmerman properties) have been cleaned out.

Bills to be Paid

General Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the General Fund bills totaling \$139,271.01 for the month of December. * The motion was approved unanimously.

Rec Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the Recreation Fund bills totaling \$995.97 for the month of December. * The motion was approved unanimously.

Sewer Fund

Gary Landis made a motion, seconded by Keith Martin, to approve the Sewer Fund bills totaling \$4,178.84 for the month of December. * The motion was approved unanimously.

Reports for the Month

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

Adjournment

Keith Martin made a motion, seconded by Gary Landis, to adjourn the meeting at 10:15 P.M. *The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary