

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
October 8, 2012

The Supervisors of Clay Township met on a regularly scheduled meeting date of October 8, 2012, 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, and Keith Martin, Secretary. Justin Harnish, Vice-Chairman was absent from the meeting.

Clay Township employee present was Bruce Leisey. Also present was Bob Lynn of Hanover Engineering, Inc., Township Engineer.

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

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

Meeting Minutes

Keith Martin made a motion, seconded by Tim Lausch, to approve the August 27, 2012 meeting minutes as printed in the October 8, 2012 agenda. * The motion was approved unanimously.

Keith Martin made a motion, seconded by Tim Lausch, to approve the September 10, 2012 meeting minutes as printed in the October 8, 2012 agenda with the noted change on page 2, line 1 of "\$2.85" per capita and not \$2,85. * The motion was approved unanimously.

Treasurer's Report

Keith Martin made a motion, seconded by Tim Lausch, to approve the Treasurer's Report for the month of September, 2012. *The motion was approved unanimously.

Visitors

1. Herb Noack, 216 Woodchuck Drive

Mr. Noack stated that he moved here from New Jersey in 2004.

He explained his concern of proper posting at Charity Gardens Park. He feels the posting was not sufficient to inform the neighbors on all sides of the pest control application. The Board of Supervisors stated that the property will be posted along the entire perimeter of the property to notify neighboring residents of the spraying next time.

He also has concerns with a truck that is driving through the development on Mondays at about dusk and picking up items set out for trash. This concern will be forwarded to the Police Department for their review.

He also had concerns with traffic issues on Countryside, Blackberry and Woodchuck. He said cars are speeding on the road and he doesn't notice police on patrol. Bruce Leisey has previously discussed the patrol with the Police and they are in the neighborhood an average of two times per shift. The Board of Supervisors also noted that there are no speed limit signs on any of the streets. The Board of Supervisors will look into installing speed limit signs.

No other decisions were made at this time.

Engineer's Report

1. Refreshing Mountain Camp – Land Development Plan

Ted Cromleigh reviewed the plan with the Board of Supervisors.

Keith Martin made a motion, seconded by Tim Lausch to approve the following waiver/modifications for the land development plan. * The motion was unanimously approved.

1. Section 303 – Preliminary Plan Application

The Applicant is requesting a waiver of the requirement to provide a preliminary plan application. The Applicant considers the project to be a relatively small project that is proposing a redevelopment with minor improvements on a site that has previously been developed and utilized as part of the camp operations. No new lots are proposed. A combined Preliminary/Final Plan Application is proposed.

2. Section 402.C.03 (a,b,c) – Existing Features/Utilities Within 200 feet of the Site

The Applicant is requesting a waiver of the requirement to provide existing features located within 200 feet of the site on the plan. The plan shows aerial topography information for at least 200' beyond the perimeter of the entire property. All existing features within 200' of the proposed

project area have been identified on the plot plan. The scope of the project is limited to about 1.0 acres of the 60.89 acres owned by the camp. The Applicant is also requesting a waiver of the requirement to provide the locations and sizes of non-public utilities on the site. It is practically impossible to locate all existing utilities because they are all private and have been constructed over time by the previous owner and the current owner. Utilities located in the area of the proposed building expansions have been identified. A PA One Call has been made for the site to identify any public utilities on-site. Locations of public utilities are identified per the results of the PA One Call.

3. Section 403.D.18.(21) – Landscape Plan

The Applicant is requesting a waiver of the requirement to provide a landscape plan for the project. The existing use and the proposed expansion area are situated in a predominantly wooded setting. Further, Applicant has agreed to plant one (1) tree for every live tree removed in the building process related to this Plan.

4. Section 403.D.(13) – Location and Material of All Permanent Monuments and Lot Line Markers

The Applicant is requesting a waiver of the requirement to provide the locations and material of all permanent monuments and lot line markers. The applicant considers the project to be a relatively small project that is proposing only minor improvements on a site that has many pre-existing improvements. No new lots are proposed.

5. Section 407 – Complete Wetlands Study

The Applicant is requesting a waiver of the requirement to provide a wetland study for the project. A partial wetland study was completed by Vortex Environmental dated December 21, 2011 on an eight (8) acre portion of the property where the redevelopment / new improvements are proposed.

6. Section 602.E. – Existing Street Improvements (width, clearance beyond shoulders, etc.)

The Applicant is requesting a waiver of the requirement to provide the existing street improvements to meet the current street standards. The frontage of the site along Furnace Hill Road is adequately constructed and the internal improvements proposed will have no impact on the road frontage portion of the property. All parking is provided within the camp. Traffic flow has been reduced within the facility by the elimination of the RV sites.

7. Section 602.L.2.a. (1 thru 4) – Street Paving Section

The Applicant is requesting a waiver of the requirement to provide a street paving section for the project. The Applicant wishes to allow the private street access drives to remain in the existing state, so that the rural campground character can be maintained. The access drives are intended for employee and guest use only and not the general public.

8. Section 602.K.3. (a thru e) – Improvements of Existing Streets and Intersections

The Applicant is requesting a waiver of the requirements to provide the required improvements to Furnace Hill Road. The project will not generate additional traffic flow to Furnace Hill Road. The site is located in a rural setting with limited future growth potential.

9. Section 602.N.1 – Clear Sight Triangles

A waiver has been requested of the requirement to remove any obstruction within the clear sight triangles. The Applicant has provided clear sight triangles to prevent new obstructions from being added, and is not desirous of removing any of the trees within the clear sight triangles. The Applicant desires to preserve the existing trees.

10. Section 602.T.2 – Access Drive Cartway Standards

The Applicant is requesting a waiver of the requirement to meet the access drive cartway standards from the current ordinance. The access drives are intended for employee and guest use only and not the general public.

11. Section 602.T.3 – Access Drive Width Requirements

The Applicant is requesting a waiver of the requirements to meet the access drive width requirements from the current ordinance. The access drives are intended for employee and guest use only and not the general public.

12. Section 602.T.4 – Access Drive Building Setbacks

The Applicant is requesting a waiver of the requirement to meet the minimum access drive building setback distances. Neither the proposed meeting room or basketball or hockey courts are in violation of these criteria.

13. Section 602.T.5 – Access Drive Vertical and Horizontal Alignment

The Applicant is requesting a waiver of the requirement regarding the vertical and horizontal access drive alignment criteria. The access drives connect to cabin sites and recreational sports playing courts not intended for public use. Moreover, due to the layout of the access drives, speeds are less than 25 MPH.

14. Section 602.T.8 – Access Drive Paving Requirements

The applicant is requesting a waiver of the requirement to meet the access drive parking requirements. The Applicant would like to keep the rural campground character. The access drives are intended for employee and guest use only and not the general public.

15. Section 603.A.1.(f) – Parking Lot Painting Requirements

The Applicant is requesting a waiver of the parking lot painting requirements. The Applicant wishes to allow rope with stall markers in lieu of painting, because paint will not work on existing stone parking areas.

16. Section 603.A.1(g) – Parking Lot Lighting Requirements

The Applicant is requesting a waiver of the parking lot lighting requirements. The lighting currently existing on site from various sources is acceptable.

17. Section 603.A.1(j) – Parking Compound Divider Requirements

The Applicant is requesting a waiver of the requirement to meet the parking compound divider requirements. The Applicant would like to keep the rural character of the campground.

18. Section 603.A.1(k) – Parking Lot Paving Requirements

The Applicant is requesting a waiver of the requirement to meet the parking lot paving requirements. The Applicant would like to keep the rural character of the campground.

19. Section 603.B.1. (a thru c) – Sidewalks along the entire length of any lot in the AT Zoning District

The Applicant is requesting a waiver of the requirement to provide sidewalks along the entire length of non-residential lots fronting any streets. Camp Road is a private road not intended for general public use and will allow the Applicant to keep the rural campground character. Other accesses are available without the use of sidewalks. Furnace Hill Road is rural forest and contains no sidewalk and very little development potential.

20. Section 603.C.1 – Vertical curb

The Applicant is requesting a waiver of the requirement to provide vertical curb along all streets. There is presently no curbing along Furnace Hill Road or Camp Road. Due to the rural character of the site, curb is not required now nor anticipated for the future.

21. Section 607.A – Concrete monumentation of public street rights-of-way

The Applicant is requesting a waiver of the requirement to show concrete monumentation of public street right-of-ways. The existing geometry of Furnace Hill Road or Camp Road has not been created.

22. Section 607.B – Iron pins set at all property angles and curves

The Applicant is requesting a waiver of the requirement to provide iron pins at all property angles and curves. The location of pins would require a full perimeter boundary survey to be completed. None of the proposed improvements is in close proximity to the perimeter boundary.

23. Section 607.E – All existing and proposed monuments shall be delineated on the plan

The Applicant is requesting a waiver of the requirement to provide all existing and proposed monuments on the plan. The location of pins would require a full perimeter boundary survey to be completed. None of the proposed improvements is in close proximity to the perimeter boundary.

24. Section 609.C – Street trees

The Applicant is requesting a waiver of the requirement to provide street trees. The access drives are all situated within an existing forest environment.

25. Section 609.E (1 thru 4) – Parking lot landscaping requirements

The Applicant is requesting a waiver of the requirement to provide parking lot landscaping. The parking lots are all situated within an existing forest environment.

26. Section 609.F 1 and 2 – Screening between commercial properties

The Applicant is requesting a waiver of the requirement to provide screening between commercial and residential properties. The nearest residential structure to the redevelopment area is 250' away and separated by mature hardwood forest.

27. Section 402.B. (10) – Location map drawn to the scale of 1” = 800’

The Applicant is proposing to draft the location map at a scale of 1” = 2000’. The existing property is over 60 acres in size. Creating a location map of sufficient size to place the property in context, and at the required scale, would require a very large location map. The plan provides a location map at a 1”=2000’ scale. It is legible and provides sufficient detail to place the site in context.

28. Section 402.A.1 – Plan scale to be drawn at a scale of 10, 20, 30, 40, or 50 feet to the inch

The parent tract is comprised of 60.89 acres. In an effort to depict the entire parent tract on a single plan, Sheet 2 of 6 is drafted at a scale of 1” = 100’. All other sheets are drafted at scales which conform to the Ordinance.

Keith Martin made a motion, seconded by Tim Lausch to grant conditional approval of the plan contingent on compliance with the Hanover Engineering letter dated 9/7/12. * The motion was unanimously approved.

2. Eastern Mennonite Publications – Time Extension

After discussion, Keith Martin made a motion, seconded by Tim Lausch to grant the requested 120 day time extension for Eastern Mennonite Publications. The new expiration date is January 21, 2013. * The motion was unanimously approved.

Visitors – Cont

2. Ephrata Recreation Center

Jim Summers stated that the Ephrata Recreation Center summer program had the highest registration in the last couple of years. He noted that the cost of \$29.00 per participant has been in effect since 2005. He also stated that the swim team was taken out of calculation this year which is why registration numbers were down.

Engineer’s Report - Cont

3. Ephrata Church of Nazarene – Waiver of Land Development

Bob Lynn reviewed the waiver request with the Board of Supervisors.

Keith Martin made a motion, seconded by Tim Lausch to approve the waiver of land development for the Ephrata Church of Nazarene for the purpose of access from Rt 322; there are no

modifications being proposed that impact the intent of the original land development approvals and no building construction is proposed. * The motion was unanimously approved.

4. Mt. Spring Road Bridge Maintenance

Bob Lynn reviewed the status to the Board of Supervisors. Bob is working through the permitting process.

No other decisions were made at this time.

5. Wildflower Pond Update

The Developer has requested available dates for the Township meeting room to hold a meeting between the Developer and residents regarding the Home Owners Association.

Kennelm Shirk, Bob Lynn and Bruce Leisey met with Attorney Richard Young and Dan Burkholder. Attorney Young is reviewing offer from Township to expedite process of sinkhole repair.

Bob Lynn will research potential sinkhole in basin.

No other decisions were made at this time.

6. Countryside Stormwater Swale Remediation

Keith Martin made a motion, seconded by Tim Lausch to approve the replacement of the 18" pipe under Hackman Road which leads into the Countryside Development with two 12" pipes, replace inlets and endwall and add concrete apron. * The motion was unanimously approved.

7. Martin Access Agreement

Keith Martin made a motion, seconded by Tim Lausch to execute the Access Agreement with Wilmer and Lucille Martin at 1090 Forest Hill Road to encroach their property to reconstruct a stormwater swale along Stony Lane. * The motion was unanimously approved.

8. Rock Road Bridge

After review by Bob Lynn, Keith Martin made a motion, seconded by Tim Lausch to authorize Bruce Leisey to execute the bridge bid acceptance documents. * The motion was unanimously approved.

9. Signs at Park

The Board of Supervisors authorized the Road Master to install “no parking on grass” signs along the North side of the access drive at Snyder Park and “no motorized vehicles” signs at entrances to paved walkway when finished.

New Business

1. Adopt Parking Ordinance

Keith Martin made a motion, seconded by Tim Lausch to adopt Ordinance #100812 Parking Ordinance which allows the issuing of parking tickets. * The motion was unanimously approved.

2. Approve 2013 dues for LCATS and attendance at 11/5/12 meeting

Keith Martin made a motion, seconded by Tim Lausch to authorize Bruce Leisey to attend the LCATS meeting on 11/5/12 and to pay the 2013 dues. * The motion was unanimously approved.

Bills to be Paid

General Fund

Keith Martin made a motion, seconded by Tim Lausch, to approve the General Fund bills totaling \$122,127.20 for the month of September. *The motion was approved unanimously.

Rec Fund

Keith Martin made a motion, seconded by Tim Lausch, to approve the Recreation Fund bills totaling \$6,276.59 for the month of September. *The motion was approved unanimously.

Sewer Fund

Keith Martin made a motion, seconded by Tim Lausch, to approve the Sewer Fund bills totaling \$3,076.41 for the month of September. *The motion was approved unanimously.

Reports for the Month

- 1. Chief of Police / Police Department
- 2. Fire Companies / Ambulance
- 3. DMR
- 5. Solicitor’s Report
- 6. Engineer’s Report

Adjournment

Keith Martin made a motion, seconded by Tim Lausch, to adjourn the meeting at 8:50 P.M. *The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Justin Harnish, Vice-Chairman

Keith Martin, Secretary