

CLAY TOWNSHIP BOARD OF SUPERVISORS  
MEETING MINUTES  
August 22, 2023

The Supervisors of Clay Township met on an advertised meeting date of August 22, 2023, at 7:00 AM 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. The meeting agenda was also posted in accordance with the Second-Class Township Code and the Sunshine Law.

Supervisors present were Timothy Lausch, Chairman, Keith Martin, Vice President and Gary Landis, Secretary.

Bruce Leisey, Township Manager, Robert Lynn, Hanover Engineering, and Jennifer Mejia, Mejia Law Group were present.

Tim Lausch called the meeting to order at 7:06 AM.

**Meeting Minutes**

Gary Landis made a motion, seconded by Keith Martin, to approve the July 25, 2023, meeting minutes. \* The motion was unanimously approved.

**Visitors**

1. Peter Leach, 59 Clay School Road

Mr. Leach discussed his concerns with the outdoor events the Ephrata Community Church held at their property every Thursday evening in June and July. Mr. Leach stated he is a regular attendee of church, not at Ephrata Community Church, and he was not opposed to the events.

He has concerns with the loudness, intensity of the music, hours of the event and disappointed the church did not notify the nearby residents in advance of the events.

Going forward he suggested before approving additional events the Board consider stipulations on sound, adopting an ending time and prior notification to nearby residents.

The Board informed Mr. Leach, they received other complaints. The Board had the same concerns as he did and are working with staff to set parameters to address his concerns for future events.

## **Engineer's Report**

### 1. Approve Advertising for Repairs to Durlach Mt. Airy Fire Co. Parking Area

Bob Lynn reviewed the bid package with the Board. The project includes milling and excavating portions of the existing paving in the front of the station and replacing with 5.5" of new paving.

Keith Martin made a motion, seconded by Gary Landis, to approve advertising for the project.

\* The motion was unanimously approved.

### 2. Clayland Commons Preliminary Land Development Plan – Time Extension

Bruce Leisey reviewed the request with the Board. The developer is requesting a time extension for the Board to make a decision on the plan by November 13, 2023.

Gary Landis made a motion, seconded by Keith Martin, to approve the time extension request.

\* The motion was unanimously approved.

## **Old Business**

### 1. Discussion on Short Term Rental (STR) Ordinance

Staff reviewed the draft ordinance with the Board. There was discussion on eligibility for STR's on new construction, parking requirements, STR's conducted in ECHO Housing, safety planning on Ag properties, notice to neighbors, availability of local contact, age of persons eligible to rent, and ATV and fire pits usage.

Keith Martin made a motion, seconded by Gary Landis, to approve sending the draft ordinance to the Lancaster County Planning Commission for their review and comments. \* The motion was unanimously approved.

### 2. Set Date for YWAM Special Meeting

After discussion it was decided Staff will reach out to YWAM representatives to determine if they would be available to meet on October 9, 2023 regular Board meeting.

## **New Business**

### 1. Authorize Submittal of Lancaster County ARPA Round #2 Grant Application

Staff is requesting authorization for Hanover Engineering to submit a joint grant application with West Cocalico for funding to offset a portion of the cost of replacement of the box culvert on Hackman Road and Indian Run along the Clay and West Cocalico boundary.

Gary Landis made a motion, seconded by Keith Martin, to authorize the preparation and submittal of the grant \* The motion was unanimously approved.

### 2. Approve and Execute Intermunicipal Agreement for Hackman Road Culver Replacement

Staff informed the Board modifications are being made to the agreement and a final draft should be available at the September 11 meeting for review and potential approval. No decisions were made.

### 3. Confirm Special Fire Police

The Board reviewed the listing of Special Fire Police recommended to be confirmed by the Durlach Mt. Airy Fire Company.

Keith Martin made a motion, seconded by Gary Landis, to confirm the appointment of Special Fire Police as noted on the attached listing from Fire Company President Chris Landis. \* The motion was unanimously approved.

### 4. Discussion and Decision on Lien Filing 960 Maple Street

Township Staff informed the Board that 960 Maple Street is on the sheriff's sale listing and lien filings payoff amounts are being calculated and it is expected full payment will be made to the Township at settlement.

## Managers' Report

The Township Manager updated the Board on the 101 Ackley Circle stormwater violations, 229 Woodcorner Road Sewage Planning Module application, Wanda Martin Stormwater Management Plan application and there was discussion on Act 15 Greenhouse stormwater regulations.

**Adjournment**

Gary Landis made a motion, seconded by Keith Martin, to adjourn the meeting at 9:30 AM. \* The motion was approved unanimously.

Clay Township Board of Supervisors

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Timothy Lausch, Chairman

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Keith Martin, Vice Chairman

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Gary Landis, Secretary