

CLAY TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING MINUTES
March 11, 2024

The Supervisors of Clay Township met on a regularly scheduled meeting date of March 11, 2024, 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 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, Wendy Hackman, Administrative Assistant and Bob Lynn of Hanover Engineer, Township Engineer.

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

Tim Lausch called the Meeting to order at 6:35 p.m.

Meeting Minutes

Gary Landis made a motion, seconded by Keith Martin to approve the February 12, 2024 meeting minutes. * The motion was unanimously approved.

Treasurer's Report

Gary Landis made a motion, seconded by Keith Martin to approve the February 2024 Treasurer's Report. * The motion was unanimously approved.

Visitors

1. Lou Katz, Meadow Drive

Mr. Katz shared with the Board of Supervisors pictures of a property located on West Main Street and his concerns with the condition of the property.

The Board of Supervisors understands Mr. Katz's concerns and will have Tom Zorbaugh investigate them.

Engineer's Report

1. Luke Rohrer – Stormwater Management Plan

Bob Lynn reviewed the stormwater management plan with the Board of Supervisors. The property is located at 1705 Kleinfeltersville Road and will include driveway and a single family dwelling being built.

Keith Martin made a motion, seconded by Gary Landis to approve the following modification/waivers as outlined in the Hanover Engineering letter dated 3/8/2024. * The motion was unanimously approved.

Stormwater Management

Section 11-302.A.2.c - Maximum loading ratios for non-karst area of 5:1 impervious are to infiltration area and 8:1 total drainage area to infiltration area. A higher ratio may be approved by the Township if justification is provided.

The applicant is requesting a modification of this requirement. For the infiltration basin, the applicant proposes a total drainage area loading ratio of 74.4:1 and an impervious area loading ratio of 11.9:1. The applicant cites the steep slopes as reason for the meandering driveway which leads to the undisturbed wooded area being a large portion of the drainage area. The basin also treats the majority of impervious area proposed for the site. Stone Bed 1 and Stone Bed 2, meet the loading ratio requirements.

Section 11-305.F – Runoff calculations shall indicate both pre-development and post-development peak stormwater runoff rates from all discharge points

The applicant is requesting a waiver of this requirement for Swale B and Swale E. The applicant states that both Swale B and Swale E act as diversion swales diverting runoff from undisturbed drainage areas and allows Stone Bed 1 and Stone Bed2 to attain the required loading rations. The applicant has provided certified mailings for site plan that were provided to downstream property owners. The Township has not received any contact from the downstream owners in opposition.

Section 11-307.A.2.c - Basins shall have side slopes no steeper than 5:1, unless protected by fence

The applicant is requesting a waiver to allow interior side slopes of 2:1 on the basin and not provide a fence. The applicant notes that the site is in a rural area with few residences and no anticipated pedestrians and will be posted regarding the steepness and potential hazard of the basin slope.

Section 11-307.B.1.b(2) – Maximum interior side slopes 5:1

The applicant is requesting a waiver to allow interior side slopes of 2:1. The applicant notes that the steeper side slope allows for the basin storage volume to be maximized within the basin

footprint. The 2:1 slope also minimizes the disturbance and grading of the surrounding forested area. The 2:1 slope is to be stabilized with a steep slope maintenance seed mix which allows for minimal maintenance.

Section 11-307.D.2.b(4) – Minimum pipe size for vehicular loading shall be 15 inch diameter

The applicant is requesting a waiver to allow the use of 8 inch diameter pipe for a roof leader pipe from the barn under the driveway to Stone Bed 1. Adequate cover is proposed. The pipe capacity is designed for the 100 year storm.

Gary Landis made a motion, seconded by Keith Martin to approve the plan contingent on compliance with the Hanover Engineering letter dated 3/8/2024. * The motion was approved unanimously.

2. Rufus Zimmerman – Stormwater Management Plan – Time Extension

Bruce Leisey reviewed the 90 day time extension request with the Board of Supervisors.

Keith Martin made a motion, seconded by Gary Landis to approve the 90 day time extension request. * The motion was unanimously approved.

3. 125 Ice House Hill Rd – Holding Tank Maintenance Agreement

Bruce Leisey reviewed the agreement with the Board of Supervisors. The applicant is proposing to construct a garage with a floor drain. In order to avoid an illicit discharge from the drain, the applicant would like to install a holding tank for vehicle wash water and other possible liquids associated with vehicle maintenance.

Gary Landis made a motion, seconded by Keith Martin to approve the agreement. * The motion was approved unanimously.

Old Business

1. Home Towne Square HOA – Walking Path

Bruce Leisey informed the Board of Supervisors that Township Staff has reviewed the agreement with Landmark regarding the path. Bruce also noted that he and Bob Lynn will be visiting the site to determine the scope of the project.

No decisions were made at this time.

2. Discussion on Short Term Rental Ordinance

Bruce Leisey reviewed the comments from the Lancaster County Planning Commission and Clay Township Planning Commission with the Board of Supervisors.

Items discussed were number of parking spaces required and types of structures that could be used as a short term rental on properties.

No decisions were made at this time and Township Staff is still looking into comments.

New Business

1. Review and Approve Haldeman Street Repaving Project

Bruce Leisey reviewed the quote received from Martin’s Paving for grinding and grading the existing roadway and placing 3” of 19mm paving at a cost of \$6,981.75. The Township will supply the paving materials, through the Costars contract, at an estimated cost of \$4,841.96.

Keith Martin made a motion, seconded by Gary Landis to approve Martin’s Paving quote for Haldeman Street and the Township’s purchase of paving materials. * The motion was unanimously approved.

2. Approve Attendance at LCATS April 30th Spring Meeting

Keith Martin made a motion, seconded by Gary Landis to approve attendance of up to 5 staff to attend the meeting. * The motion was unanimously approved.

3. Recycling & Open Burning Ordinances – Review and Approve for Advertising

Bruce Leisey reviewed the draft Ordinance with the Board of Supervisors.

There was discussion on waste collectors, yard waste and notification that will be sent to residents regarding Act 101 (trash and recycling requirements).

Township Staff is still working on finalizing the Ordinances.

Keith Martin made a motion, seconded by Gary Landis to approve advertising of the Ordinances with approval at the April 8, 2024 meeting.

4. Approve use of Roads for Stormn Lancaster Relay Race in September 2024

This item was tabled at this time until a specific date is determined for the event.

5. Approve 2023 Municipal Wasteload Management Report

Gary Landis made a motion, seconded by Keith Martin to approve the 2023 report as prepared by Clean Water. * The motion was unanimously approved.

Bills to be Paid

General Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the General Fund bills totaling \$42,266.53 for the month of February. * The motion was approved unanimously.

Rec Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Recreation Fund bills totaling \$3,478.46 for the month of February. * The motion was approved unanimously.

Sewer Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Sewer Fund bills totaling \$4,549.59 for the month of February. * The motion was approved unanimously.

Capital Reserve

Keith Martin made a motion, seconded by Gary Landis, to approve the Liquid Fuel Fund bills totaling \$8,513.61 for the month of February. * The motion was approved unanimously.

Executive Session

Keith Martin made a motion, seconded by Gary Landis to enter into Executive Session at 8:55 PM. to discuss potential litigation. * The motion was approved unanimously.

Keith Martin made a motion, seconded by Gary Landis to exit Executive Session at 9:07 PM. * The motion was approved unanimously.

No decisions were made.

Reports for the Month

1. EMS Providers
2. Engineer's Report
3. Manager's Report
4. Zoning Officer's Report

Adjournment

Keith Martin made a motion, seconded by Gary Landis, to adjourn the meeting at 9:16 P.M. * The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary