

CLAY TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
January 12, 2015

The Supervisors of Clay Township met on a regularly scheduled meeting date of January 12, 2015, 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 Bob Lynn 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**

Keith Martin made a motion, seconded by Gary Landis to approve the December 8, 2014 meeting minutes as printed in the January 12, 2015 agenda. \* The motion was approved unanimously.

Gary Landis made a motion, seconded by Keith Martin to approve the December 22, 2014 meeting minutes as printed in the January 12, 2015 agenda. \* The motion was approved unanimously.

**Treasurer's Report**

Gary Landis made a motion, seconded by Keith Martin, to approve the Treasurer's Report for the month of December, 2014. \*The motion was approved unanimously.

## Visitors

None

## Engineer's Report

### 1. Glen Hursh and Clair Weaver Lot Add-On Plan (14-11)

Ted Cromleigh, Diehm and Sons, Glen Hursh and Clair Weaver reviewed the lot add-on plan with the Board of Supervisors.

The property was purchased by Glen Hursh and Clair Weaver. Both of whom are adjoining landowners to the site. A series of lot additions are being proposed by the future property owners.

Parcel B – it is proposed to add (Parcel B – 6.88 ac) to lands of Clair and Gale Weaver. Both parcel A and the Weaver properties are zoned Agricultural Transition. Resultant area of the Weaver property will be 18.67 ac. The Weaver property and parcel A are a mixed use of woodland, grass pasture, and a small cultivated field.

Parcel A – it is proposed to add all lands on the South side of Clearview Road (Parcel A – 10.24 ac) to lands of Glen and Carolyn Hursh. All lands on the South side of Clearview Road are zoned Agricultural as is the Hursh property. Resultant area of the Hursh property will be approximately 37.33 ac. The Hursh property is presently vacant and used for agricultural purposes. The majority of the lands comprising Parcel B are wooded. This transfer is zoning compliant.

Remaining lands Bowman Tract – the remaining lands of the Bowman Tract will be 10.83 ac. The remaining land will contain the existing improvements; house, barn, sewage system and water supply.

There are no new lots, or construction being proposed at this time on either the Hursh or Weaver properties. The project is being proposed to add additional lands to each of the receiving properties. Parcels A & B will be joined in common and resultant deeds made for the Hursh and Weaver properties.

Keith Martin made a motion seconded by Gary Landis to approve the following modifications/waiver for the lot add-on plan per Hanover Engineering letter dated 1/9/15. \* The motion was unanimously approved.

### Section 402.A.1 – Plan Scale

The applicants are requesting a modification of the requirement to the plan scale shall be no smaller than 50 feet to the inch. The applicant's states that the properties involved with the plant total 66.84 acres in size. The total tract boundaries per field survey have been shown on two (2) plan sheets at a scale of 1" = 100'. The applicants note that the plan is a lot add-on plan and involves three (3) properties totaling 66.84 acres. The applicants also not that the plan with all

tract boundaries surveyed has been shown on two (2) plan sheets. The applicants also state that the plan is legible at this scale and there is no new construction or excavation proposed by the plan.

Section 402.B.10 – Location Map

The applicants are requesting a modification of the requirement to provide a location map at a scale of 1" = 800'. The applicants state that in an effort to limit the number of plan sheets, the location map has been provided at a scale of 1" = 2000'. The applicants note that the location map is legible and that the site is easily identifiable at the drafted plan scale.

Section 403.D17.F – 1<sup>st</sup> Floor Elevations

The applicants are requesting a waiver of the requirement to provide 1<sup>st</sup> floor elevations for residential lots. Lots 2 and 3 contain existing dwelling units and no new construction, grading or excavation is being proposed with this plan.

Gary Landis made a motion, seconded by Keith Martin to approve the Hursh/Weaver Lot Add-On plan contingent on compliance with the Hanover Engineering letter dated 1/9/15. \* The motion was approved unanimously.

**New Business**

1. Discussion of Dedication of Additional Right-of-Way Policy

Jennifer Mejia updated the Board of Supervisors and the audience on the current policy of acceptance of right-of-way required by Sub-Division/Land Development or Lot Add-On planning.

There was a lengthy discussion by the Developer's Representative, Ted Cromleigh of Diehm and Sons, regarding his concerns with cost of providing legal descriptions, title insurance and deed preparation work for a project of this small scope and the necessity of accepting dedication at this time.

In regards to the Hursh/Weaver Lot Add-On plan the legal descriptions have already been completed.

Gary Landis made a motion, seconded by Keith Martin to defer dedication of right-of-way on township roads. Roll Call Vote: Gary Landis, Yes; Keith Martin, No; Tim Lausch, No. \* Motion was not approved.

After failure on Mr. Landis' motion, Tim Lausch made a motion, seconded by Keith Martin to require dedication of right-of-way on township roads, title insurance and deed costs be borne by the Township and defer additional right-of-way on Clearview Road (State Road). Roll Call Vote: Gary Landis, No; Keith Martin, Yes; Tim Lausch Yes. \* The motion was approved with a 2 -1 vote.

## **Engineering – Cont**

### 2. Lincoln Land Group – Dedication of Road Widening along Hackman Road

Lee Bothell, Lincoln Land Group representative, informed the Board of Supervisors of their interest to prepare documents for dedication of the additional right-of-way along Hackman Road as proposed on the approved Phase 1 Final Plan of Hometowne Square.

After discussion, the Board of Supervisors in general opinion will accept dedication when written request is submitted, provided as all other normal Township requirements are met.

## **Old Business**

None

## **New Business**

### 8. Echo Housing Request – 634 Hackman Road

Elmer King, 634 Hackman Road, discussed his idea of adding a mobile home on his property for his parents, Mr. & Mrs. Bennel King.

After discussing his options with the Board of Supervisors it was decided that Elmer will meet with the Zoning Officer and Building Code Official to get further clarification on his intentions and questions.

### 2. Adopt Resolution Appointing Weinhold, Nickel as Township Auditor

Gary Landis made a motion, seconded by Keith Martin to adopt Resolution #011215 to appoint Weinhold, Nickel as auditor for the 2014 fiscal year audit. \* The motion was unanimously approved.

### 3. Approve PSATS 2015 Dues

Keith Martin made a motion, seconded by Gary Landis to authorize payment of the 2015 PSATS dues in the amount of \$1,557.00. \* The motion was approved unanimously.

4. Authorize Attendance at PSATS Convention

Keith Martin made a motion, seconded by Gary Landis to approve cost of registration of PSATS Convention on April 19 – 22, 2015 for Bruce Leisey, Township Manager, Gary Landis, Supervisor, Keith Martin, Supervisor, Earl Stauffer, Road Master and Jon Price, Planning Commission Member. \* The motion was approved unanimously.

5. Appointment Deputy Tax Collector

Keith Martin made a motion, seconded by Gary Landis to approve request from Deb Zerbe, Tax Collector to appoint Jerry Zerbe as Deputy Tax Collector as required by the new tax collectors legislation regarding deputies (Act 164 of 2014). \* The motion was approved unanimously.

6. Adopt Ordinance Authorizing Participation in PSATS UC Group

Gary Landis made a motion, seconded by Keith Martin to adopt Ordinance #011215 authorizing participation in the PSATS unemployment compensation employee trust. \* The motion was approved unanimously.

7. Approve Advertising of Alarm Systems Ordinance

This item was tabled until next meeting.

8. Previously discussed

9. Fire Police Loyalty Oath

Tim Lausch, Chairman, swore in Fire Police Officer, Glen Hursh, 515 Clearview Avenue, Ephrata PA.

10. Distribution of Excess Pension Monies

After discussion, Gary Landis made a motion, seconded by Keith Martin to deposit excess State Aid monies for Clay Township Non-Uniform Pension to the NLCRPD Pension Plan in the amount of \$3,154.39. \* The motion was approved unanimously.

Bruce Leisey informed the Board of Supervisors and audience of an Open House invite from Sunoco Logistics to discuss Mariner East 2 Project. The Open House will be held at the Schoeneck Fire Hall on Thursday, January 15, 2015 from 5:30 – 7:30.

**Bills to be Paid**

General Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the General Fund bills totaling \$123,178.25 for the month of December. \* The motion was approved unanimously.

Rec Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Recreation Fund bills totaling \$2,334.41 for the month of December. \* The motion was approved unanimously.

Sewer Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the Sewer Fund bills totaling \$3,680.38 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 9:50 P.M. \*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