

CLAY TOWNSHIP BOARD OF SUPERVISORS  
REGULAR MEETING MINUTES  
March 14, 2016

The Supervisors of Clay Township met on a regularly scheduled meeting date of March 14, 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 Robert 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 7:02 p.m.

**Meeting Minutes**

Keith Martin made a motion, seconded by Tim Lausch to approve the February 8, 2016 meeting minutes as printed in the March 14, 2016 agenda with the spelling correction on Page 3, Paragraph 2, proving “providing”. \* The motion was approved unanimously. Gary Landis abstained from the vote because he was absent from the meeting.

**Treasurer’s Report**

Keith Martin made a motion, seconded by Gary Landis, to approve the Treasurer’s Report for the month of February, 2016. Account 01430246 included a one time annual purchase. \*The motion was approved unanimously.

**Visitors**

1. Paul Moore – School Resource Officer

Gary Landis thanked Office Moore for his service. Officer Moore said in 2015 he worked on the following projects; Cyber Bullying, Training Bus Vendors for Crisis Management, and an Anonymous Tip Line.

Tom Zeager, Justice and Mercy, commented that he believes the SRO Program is a good program.

2. John & Donna Coyne, 340 Hillcrest Drive

Mr. & Mrs. Coyne are looking for relief to replace existing split rail fence with 5' high solid fence around the property.

Gary Landis made a motion, seconded by Keith Martin to grant relief from the Code of Ordinances Chapter 10, Section 104H to install a 5' high solid fence contingent on the Coyne submitted a letter of approval from their 3<sup>rd</sup> neighbor. \* The motion was approved unanimously.

\*\* Gary Landis excused himself from the meeting at this time because of being partial owner of the property next on the agenda. \*\*

3. Christian Landis, Durlach Hill Road

Christian Landis voiced his concerns with the provision to provide a traffic study to determine speed limit on Durlach Hill Road to meet driveway site distance concerns and his obligation to pay for the study.

Bob Lynn received the area and it does qualify as a residential area which may be posted at 25 MPH without a traffic study.

Christian Landis is willing to split the cost 50/50 of signs, posts and advertising.

Keith Martin made a motion, seconded by Tim Lausch to share the cost of advertising the Ordinance and installation and purchase of speed limit signs.

**New Business**

FEMA Flood Plain Ordinance Update

Bob Lynn reviewed the proposed Flood Plain Ordinance with the Board of Supervisors and Audience.

Tom Zeager, 1340 K-Ville Road, stated the map is unclear and asked if there was a better way to view map.

There is a map located on the FEMA website that you can search for an address.

Tom Zeager, must I change existing structures if they are now in the flood plain?

Brian Martin, 645 Middlecreek Road, now that buildings are in flood plain will my current mortgage lender contact me for flood insurance?

Tom Zeager, asked why the flood plain map changed.

Bob Lynn, stated that FEMA has more history and better analysis information

Tom Zeager, asked what happens if the flood plain area cannot be identify on the map

Bob Lynn, stated that a request can be made to receive an elevation certificate to find flood elevation

Brian Martin, asked how FEMA will know if I don't obtain flood insurance

Bob Lynn, stated that he believes the mortgage company will do a flood plain study

Tom Zeager, asked if he can put a trail in the flood plain

Gary Landis, stated that he believes so as long as there is no riparian buffer easement

Tom Zeager, asked if a well can be placed in the flood plain

Bob Lynn, stated he will need to look into that

Larry Martin, asked if a pond can be built in the flood plain

Bob Lynn, stated that yes it can with the proper plans and approval

Jay Zimmerman, Clay Road, asked if he can continue farming in the expanded flood plain area

Bob Lynn, stated yes as long as same the same farming practices are used which are currently being done

Gerald Martin, asked if there are maps that have the elevations noted

Bob Lynn, stated that the only maps the Township has only Zone A includes elevations

Tim Lausch closed the discussion.

The following residents requested copies of the flood plain map for their properties; Larry Martin, Dale Martin, Harold Martin, Jay Zimmerman, Kevin Martin, Marlin Sensenig and David Martin.

The proposed Flood Plain Ordinance and Flood Plain Map is scheduled to be considered for adoption at the Tuesday, March 22, 2016 7:00 AM meeting.

No decisions were made at this time.

## **Engineer's Report**

### 1. Two Cousins – Request for Extension of Protection from Ordinance Change

Bruce Leisey reviewed the request with the Board of Supervisors. It was determined by Bob Lynn that Act 54 of 2013 extended the expiration date to March 2, 2020 without any necessary action from the Board of Supervisors.

Bruce Leisey will inform the Developer of this determination.

### 2. Lincoln Land Group – Approve Post Street Dedication MOU

Bruce Leisey reviewed the MOU with the Board of Supervisors. The MOU guaranties the Developer will maintain improvements in the current state, ordinary wear and tear excepted until July 28, 2017.

Keith Martin made a motion, seconded by Gary Landis to approve and execute the Post-Street Dedication MOU with Lincoln Land Group. \* The motion was unanimously approved.

## **Old Business**

### 1. Clay School Road Apartments

Gary Landis asked for an update on this project.

Bob Lynn reviewed his comment from the March 11, 2016 Engineering Report.

### 2. Premier R&G Properties, Waiver of Land Development

Gary Landis asked for an update on this project.

Tim Lausch and Keith Martin informed Mr. Landis of their discussion at last month's meeting to approve a waiver of land development for this project. The Developer complied with landscaping, parking, lighting and met the requirements of access per Penn Dot regulations.

### 3. Appoint Planning Commission Members

Bruce Leisey informed the Board of Supervisors that he and Tim Lausch will begin interview process after Zoning Officer position is filled.

**New Business**

1. LCATS Meeting – 3/29/26

Bruce Leisey informed the Board of Supervisors of the LCATS meeting on March 29, 2016. It was agreed that Gary Landis, Keith Martin and Bruce Leisey will attend the meeting.

2. 2016 Pedal to Preserve Bike Ride

Gary Landis made a motion, seconded by Keith Martin to approve request from Lancaster County Farmland Trust to use roads in Clay Township as listed in route correspondence for the 2016 Pedal to Preserve bike ride fund raiser on Saturday, June 4, 2016, contingent on Lancaster County Farmland Trust obtaining Flagger Force to do traffic control at the intersection of Rock Road and West Main Street. \* The motion was unanimously approved.

3. Baron Stiegel Lions Club – request for food stand at Snyder Park

The Baron Stiegel Lions Club has requested permission to locate their refreshment trailer at Snyder Park during baseball games and practices to sell food and drink as a fundraiser.

Keith Martin made a motion, seconded by Gary Landis to approve the request contingent on Baron Stiegel Lions Club proving a Certificate of Insurance to the Township. \* The motion was unanimously approved.

4. Approve 2015 Municipal Wasteload Management Report

After review, Keith Martin made a motion, seconded by Gary Landis to approve and execute the 2015 Hopeland Sewer Plant report and forward to DEP.

\*\* Keith Martin excused himself from the meeting because of an employment conflict with the next item. \*\*

5. Countryside Enterprise – Request for Low Pressure Sewer System

Marlin Sensenig reviewed his request to ask the Board of Supervisors to consider his proposal to serve the 5 new lots with a low pressure sewer system with each lot having a grinder pump.

After discussion, the Board of Supervisors could not come to a consensus on his request. The Board of Supervisors encouraged Mr. Sensenig to forward his request to Ephrata Borough since they are the agent for sewage disposal in that area and will be making the decision.

No other decisions were made at this time.

\*\* Keith Martin returned to the meeting at this time. \*\*

#### 6. Stormwater Easement – 990 Daniel Drive

Bruce Leisey informed the Board of Supervisors that through the process of applying for a building permit to expand his garage at 990 Daniel Drive, Chad Showalter discovered a stormwater pipe that directs water from Daniel Drive is installed within 4' of his current garage. Mr. Showalter would like to expand his garage and to do so the stormwater pipe must be moved.

The Board of Supervisors is hesitant to allow the pipe to be relocated but will discuss in more detail if Mr. Showalter is willing to pay all costs associated with the relocation.

Bruce Leisey will inform Mr. Showalter of their decision.

### **Bills to be Paid**

#### General Fund

Keith Martin made a motion, seconded by Gary Landis, to approve the General Fund bills totaling \$31,759.94 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 \$101.16 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 \$4,390.91 for the month of February. \* 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 10:20 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