

CLAY TOWNSHIP BOARD OF SUPERVISORS
MEETING MINUTES
March 26, 2019

The Supervisors of Clay Township met on an advertised meeting date of March 26, 2019, at 7:00 a.m. 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.

Bruce Leisey, Township Manager, Earl Stauffer, Road Master and Bob Lynn, Hanover Engineering were also present.

Visitors: Mike Boyer

Timothy Lausch called the meeting to order at 7:00 a.m.

Meeting Minutes

Keith Martin made a motion, seconded by Gary Landis to approve the February 26, 2019 meeting minutes. ** The motion was unanimously approved.

Visitors

1. Landmark Homes

Cliff Weaver, representative of Landmark Homes, informed the Board of Supervisors that Landmark is providing a cash escrow in the amount of \$47,335.00 in lieu of a security bond which was originally proposed.

Gary Landis made a motion, seconded by Keith Martin to approve and execute the Cash Escrow Agreement for the Minor Stormwater Management Plan for Peaceable Animal Kingdom dated 7/16/18. * The motion was unanimously approved.

Engineer's Report

1. HomeTowne Square Phase 4 – time extension request

Bruce Leisey reviewed the time request with the Board of Supervisors for Phase 4 at HomeTowne Square.

Keith Martin made a motion, seconded by Gary Landis to approve the 90-day time extension request, setting the expiration date of the plan to 7/20/19. * The motion was unanimously approved.

2. PaulB LLC – Waiver of Land Development

This item was tabled until the 4/8/19 meeting.

3. Lincoln West Self Storage – Subdivision Land Development Plan

Bob Lynn reviewed the Hanover Engineering letter dated 3/25/19 with the Board of Supervisors. The plan was reviewed in detail at the 3/11/19 meeting. Bob Lynn indicated there are some minor comments that still need addressed.

Keith Martin made a motion, seconded by Gary Landis to approve the following waivers and modifications as outlined in the Hanover Engineering letter dated 3/25/19. * The motion was unanimously approved.

Section 303 – Preliminary Plan Processing

The Applicant is requesting a waiver of the requirement to process the plan as a preliminary plan. The applicant feels that a preliminary plan is unnecessary and would like to proceed with the final plan processing.

Section 603.D.6 – Non-Residential Building containing 15,000 sf or greater square feet of gross floor area shall be provided with at least two (2) separate means of access from existing streets

The justification provided is that the use of the non-residential building will be minimal and will not create the need of two (2) separate means of access from the existing public street.

Section 609.F.2 – 50-foot Residential Screening

The Applicant is requesting a modification of the requirement to provide a 50-foot residential screening. The justification provided is that there is an existing tree line between the two (2) properties which provide an existing buffer. The applicant further notes that the plan proposes a six-foot (6) vinyl fence, which will provide additional screening.

Chapter 10, Par 1, 104.b – Prohibiting fences over 60 inches

The Applicant is requesting a modification of the requirement which prohibits fences or walls that exceed 60” in height in any rear or side yard. The applicant notes that the six-foot (6’) perimeter fence was a condition approved by the Zoning Hearing Board on 9/7/17.

Keith Martin made a motion, seconded by Gary Landis to approve the Lincoln West Self Storage plan contingent on compliance with the Hanover Engineering letter date 3/25/19. * The motion was unanimously approved.

Old Business

1. Approve Snyder Park Revocable Sign License Agreement

After review, Gary Landis made a motion, seconded by Keith Martin to approve and execute the Snyder Park Revocable Sign License Agreement with Ephrata Baseball Association. * The motion was unanimously approved.

New Business

1. Road Master Update

Earl Stauffer reviewed his monthly report with the Board of Supervisors.

Earl informed the Board of Supervisors he will be attending a dirt & gravel road recertification class on 4/2 & 4/3.

It was agreed to take the Spring Road Inspection tour at the 4/23/19 meeting. The Board of Supervisors asked Earl to make a list of priority road projects for them to look at on the road inspections.

2. Township Manager Update

Bruce Leisey reviewed the administrative monthly action with the Board of Supervisors.

The Board of Supervisors approved advertising in the Shopping News for Seasonal Summer Help and for Bruce or Earl to contact previous applicants.

3. Attendance at EMS Open Forum Meeting on 4/10/19 at 10 AM

After discussion, the Board of Supervisors authorized Bruce Leisey and Keith Martin to attend the forum on behalf of the Township.

4. Review RFP for Growing Greener Grant

Bruce Leisey informed the Board of Supervisors that the final grant documents were sent, and he is waiting for a final response.

5. Approve Use of Snyder Park #2 for Baron Stiegel Lions Club

Earl Stauffer informed the Board of Supervisors that the Baron Stiegel Lions Club would like to use the pavilion and grounds at Snyder Park #2 on 8/31/19 from 6-9 pm for a free community concert. Earl said that the Baron Stiegel Lions Club will be selling food at the event as a fundraiser.

Gary Landis made a motion, seconded by Keith Martin to approve the use of Snyder #2 for the Baron Stiegel Lions Club on 8/31/19. * The motion was unanimously approved.

6. Approve 2018 Municipal Wasteload Management Report

After review, Keith Martin made a motion, seconded by Gary Landis to approve and execute the 2018 Municipal Wasteload Management Report. * The motion was unanimously approved.

7. Contribution request from the Durlach Mt Airy Fire Company

Bruce Leisey informed the Board of Supervisors that the Durlach Mt Airy Fire Company ladies auxiliary provided food and drinks for a 2-day search for a missing person in Middle Creek and has asked the Township for a contribution to cover some of the expense.

Keith Martin made a motion, seconded by Gary Landis to provide donation up to \$1,000 to assist with the cost of the food and drinks provided. * The motion was unanimously approved.

Bills To Be Paid

Keith Martin made a motion, seconded by Gary Landis to approve General Funds bills totaling \$1,400.59. * The motion was unanimously approved.

Adjournment

Keith Martin made a motion, seconded by Gary Landis, to adjourn the meeting at 9:41 a.m. *The motion was approved unanimously.

Clay Township Board of Supervisors

Timothy Lausch, Chairman

Keith Martin, Vice Chairman

Gary Landis, Secretary