

September 21st, 2023 Supervisors Minutes

Chairman Clapper called the September 21st, 2023 Supervisors meeting to order.

The following members were present: Don Clapper, Ted Bittinger, Mike Ferguson

The minutes from the September 7th meeting were approved as written.

The Treasurers report was distributed to each Supervisor for review.

Chairman Clapper opened with Privilege of the floor – No Comment

On a Bittinger/Ferguson motion carried unanimously, the Supervisors approved a Subdivision/Land Development plan for Kimberly McDonnell. The project is in South Mountain along Coral Ridge Rd.. The plan proposes to sub-divide and develop a 2.57-acre lot leaving a residue of 17.90 acres. The residue is a non-building parcel. The plan has been reviewed by FCP, GTP, Brehm Lebo Engineering and our Zoning Officer. The motion was made subject to all outstanding comments being addressed, and any remaining fees being paid.

On a Ferguson/Clapper motion carried unanimously, the Supervisors approved a Subdivision/Land Development plan for Matthew & Bonnie Hartmann. The project is in South Mountain along Coral Ridge Rd.. The plan proposes to sub-divide and develop a 10.3-acre lot leaving a residue of 7.81 acres. The residue is currently used as a residential use any further development of the residual tract will require a land development plan. The plan has been reviewed by FCP, GTP, Brehm Lebo Engineering and our Zoning Officer. The motion was made subject to all outstanding comments being addressed, and any remaining fees being paid.

On a Bittinger/Ferguson motion carried unanimously, the Supervisors approved a Subdivision/Lot Addition plan for Steven & Sue Ridenour. The project is in South Mountain along New Baltimore Rd.. The plan proposes a sub-division/lot addition of a 2.45-acre lot leaving a residue of 34.11 acres. The residue is currently used as a residential use any further development of the residual tract will require a land development plan. The plan has been reviewed by FCP, GTP, Brehm Lebo

Engineering and our Zoning Officer. The motion was made subject to all outstanding comments being addressed, and any remaining fees being paid.

Colby Nitterhouse and his Engineer were here on August 17th, regarding Project Lighthouse and presented their concern with meeting our Engineer's stormwater requirements due to a hardship imposed by the gas company. We spoke about an agreement drafted by our attorney that would require the developer/property owner in perpetuity to be responsible for any damage that would occur to the roadway in the chance the storm water would overtop Archer Dr. On a Bittinger/Clapper motion carried unanimously, the Supervisors approved this decision and to ask our Solicitor to draft such agreement.

Salzmann Hughes has proposed a rate increase (a copy was distributed to each Supervisor for review). The rate increase will take effect January 1, 2024. On a Ferguson/Bittinger motion carried unanimously, the Supervisors agreed to the rate increase and to continue our relationship for 2024.

An updated Health Insurance quote for 2024 was distributed to each Supervisor for review. There is an 9% cost increase. This 9% will not be a 9% budget increase, as we will have reduction in overall costs from children aging out and some going from the regular plan to the senior plan. On a Ferguson/Clapper motion carried unanimously, the Supervisors approved continuing the insurance plan that we currently have and renew it for 2024.

On a Bittinger/Clapper motion carried unanimously, the Supervisors approved the advertisement for the hearing to adopt the Zoning amendments that we have worked on in our Planning committee including the map changes. These will be reviewed for adoption at our regular Supervisors meeting on October 19th.

On a Ferguson/Bittinger motion carried unanimously, the Supervisors approved the paying of the bills.

Under Old Business –

- Chairman Clapper spoke with Chris Snavely today regarding the planting of trees at Norlo Park.

First off, he informed Chairman Clapper that he does not warranty trees for 2 years only 1 year and if they die in that first year due to not being adequately watered he does not warranty that. He advised the Township to only plant trees in the fall to reduce the need for daily watering and to charge \$400 plus cost of tree and plaque for a tree up to a 15-gallon pot. Also, to change our policy from 2 years to 1 year. On a Ferguson/Bittinger motion carried unanimously, the Supervisors agreed to implement this new procedure and policy.

Under New Business –

- Ted updated the Supervisors on the new pick-up that we have ordered. It appears that our salesman, Nelson Raines has left Keystone Ford, however Ted spoke to another salesperson and they informed him the truck will not go into production until mid-October.
- Ted updated the Supervisors on the chipper that we have ordered. According to the supplier we should be seeing it in a few weeks. The GTA has already taken possession of the old chipper and we can process an invoice for the agreed purchase price.

There being no further business the meeting was adjourned at 7:23 p.m. on a Ferguson/Clapper motion carried unanimously.

Shannon Malott, Secretary Treasurer