



# SHOHOLA TOWNSHIP

## Board of Supervisors

George C. Fluhr, Gregory P. Hoyer, Keith W. Raser  
Municipal Building  
159 Twin Lakes Road  
Shohola PA 18458

March 12, 2026

### ATTENDANCE:

- Supervisors; Chairman Keith Raser, Vice-Chair George C. Fluhr, Supervisor Gregory P. Hoyer, Solicitor, Jason Ohliger and Secretary, Diana Blume, and all others on the attached list.

MEETING CALLED TO ORDER at 6:30pm

### APPROVAL OF MINUTES:

- **Motion** to approve Minutes from the Reorganization Meeting and the Regular Meeting of the Board on February 12, 2026, made **by Vice-Chair Fluhr, second by Supervisor Hoyer, motion carried.**

### APPROVAL OF EXPENDITURES:

- **Motion** to approve the list of expenditures for February 2026, **made by Supervisor Hoyer, second by Vice-Chair Fluhr, motion carried.**

### APPROVAL OF TREASURERS REPORT:

- **Motion** to approve Treasurers' Report for February 2026, **made by Chairman Raser, second by Vice-Chair Fluhr, motion carried**

### PLANNING COMMISSION:

- Medico Conditional Use: **Motion** to approve conditional use without conditions, made **by Chairman Raser, second by Vice-Chair Fluhr, motion carried**
- Ward Lot Consolidation: **Motion** to approve Lot Consolidation, **made by Vice-Chair Fluhr, second by Supervisor Hoyer, motion carried.**
- Tamarack Properties Lot Combination: Lot 10A, Block 4, Unit 2 – **Motion** to approve Lot Consolidation **made by, Vice-Chair Fluhr, second by Supervisor Hoyer, motion carried.**
- Tamarack Properties Lot Combination: Lot 13A, Block 2, Unit 8 – **Motion** to approve Lot Consolidation **made by Supervisor Hoyer, second by Chairman Raser, motion carried.**
- Tamarack Properties Lot Combination: Lot 26A, Block 1, Unit 5 – Planning Committee reviewed maps, advertisements and deeds. **Motion** to approve Lot Consolidation, **made by Chairman Raser, second by Supervisor Hoyer, motion carried.**
- Tamarack Properties Lot Combination: Lot 25A, Block 2, Unit 5 – **Motion** to approve Lot Consolidation **made by, Vice-Chair Fluhr, second by Supervisor Hoyer, motion carried**
- Tamarack Properties Lot Combination: Lot 28A, Block 2, Unit 5 – **Motion** to approve Lot Consolidation, **made by Chairman Raser, second by Supervisor Hoyer, motion carried.**
- Tamarack Properties Lot Combination: Lot 3A, Block 3, Unit 8 – **Motion** to approve Lot Consolidation, **made by Chairman Raser, second by Supervisor Hoyer, motion carried.**

- Tamarack Properties Lot Combination: Lot 5, Block 2, Unit 8 – **Motion** to approve Lot Consolidation made by, **made by Supervisor Hoyer, second by Chairman Raser, motion carried.**
- Tamarack Properties Lot Combination: Lot 11A, Block 3, Unit 8 – **Motion** to approve Lot Consolidation made by, **made by Supervisor Hoyer, second by Chairman Raser, motion carried.**
- Tamarack Properties Lot Combination: Lot 7A, Block 4, Unit 2 – **Motion** to approve Lot Consolidation, **made by Chairman Raser, second by Supervisor Hoyer, motion carried.**

#### SOLICITORS REPORT

- None

#### ANNOUNCEMENTS:

- None

#### OLD BUSINESS:

- Well Setback: **Motion** to advertise Well Ordinance changes and hold hearing on April 9, 2026 at 6:30, **made by Chairman Raser, second by Supervisor Hoyer, motion carried.**
- 105 White Oak Drive Repair – Solicitor reviewed two estimates for repair One being an open-ended estimate beginning at \$4500.00 and one at \$3773.48 outlining a complete repair. **Motion** to offer a total of \$3773.48 to Kimberly Kiltie to pay a contractor of her choice to repair the damaged caused by the Ambulance, with a condition that the payment will be 1/3 payment up front for a deposit and the balance of 2/3rds upon completion of the repair, **made by Vice-Chair Fluhr, second by Chairman Raser, motion carried.**

#### NEW BUSINESS:

- Fire Department New Truck Purchase – **Motion** to approve the purchase of a 2024 Ford F-550, **made by Vice-Chair Fluhr, second by Chairman Raser, motion carried.**

#### CORRESPONDENCE

- Emails in opposition of Zero Setback decision from Vicki Vingoe, Janice Fenichel, Bruce and Gail Fisher, Reid and Carol Graves, Teresa Ficken and Robert Sachs, Patrick and Laura Collier, Verne Kreger, Fred, Robert and Christopher Fisher and Margo Grigoryants.

#### REPORTS TO THE BOARD

- Building Permits                    2 Residential Permits for February, 2026.
- Zoning and Sewage                No Report
- Road Department                  Filling potholes.
- Park Committee                    No Report from new Committee
- Fire Department                  11 Calls for Service in February, 2026
- Ambulance                         27 calls for service; responded to 24; and 4 transports. **Motion** to run QRS at the hourly rate of the contract price for the next 60 days to see how it works out, **made by Chairman Raser, second by Supervisor Hoyer, motion carried.**

#### PUBLIC COMMENTS:

- **Mario Aieta** – Asked the Board about the procedure of the Ordinance hearing process. Solicitor Ohliger went into detail on the process. Mr. Aieta wanted to know if there will be time for discussion during the hearing in an effort to sway the Board’s final decision. He further asked the

Board if they have read the emails from the residents and if they are aware of the responses received by the Secretary.

- **Kevin Tworkowsky** – Asked the Board if this well ordinance change would cause a problem with density with neighboring properties and what is the protection. Solicitor Ohliger went into detail as to what this ordinance will do with regards to future development under the proposed ordinance and the effects of adjacent land owners with regards to isolation distances for pollution control and advised that the Zoning Ordinance deals with density.
- **Mario Aieta** – Stated that it is not accurate that Walker Lake can change the Covenants right now. He stated it would be a massive undertaking to change the setbacks. He further stated that this Ordinance change would be a negative change to the community.
- (unidentified resident) Asked when the Zoning Ordinance was updated. Secretary, answered that the Zoning Ordinance No. 80 was updated on 11/12/2020. She further asked if density is increased, is there a potential of a drought. Solicitor Ohliger advised that this was out of this Boards’ jurisdiction and a question for conservation. She further asked if there will be Wi-Fi available on election day.
- **Anthony Farula**- asked the Board is there a minimum space between wells. Solicitor Ohliger advised that the separation that always comes up is between the well and the septic, which is a matter of State Law. This Ordinance goes well above and beyond to protect wells for other pollutants.
- **Chet Dawson:** Made a comment that when density goes up it will create pollution in the local lakes.
- **Carol Gillen:** Asked what evidentiary support the Board had in order to establish the 3-acre minimum lot size. Solicitor advised that this is where the SALDO comes in and it is a standard for a rural community. Mrs. Gillen further stated that the 9 lot consolidations that the Board just voted to approve was an approval for 9 projects. Solicitor Ohliger advised Mrs. Gillen that all the Board did was lawfully consolidate lots pursuant to our Subdivision and Land Use Ordinance and he also explained that we have rules and when an applicant comes in and wants to combine lots, it would be lawfully improper to interrogate them as to the purpose for their combination of lots. If the Board starts superimposing on that whether we like what they are doing or not, we are now violating their rights. Solicitor further advised that every municipality allows the combination of lots to make fewer nonconforming lots. Mrs. Gillen stated that if small lots will now be considered buildable under the new proposed well ordinance that it would affect density considerably in Walker Lake.
- (unidentified resident) mentioned to the Board that over the winter they had a lot of snow on the roads and with well setbacks at zero it could cause a well to be placed within the road right of way and could cause a plow to damage the well cap.
- **Carol Gillen** presented a map of property owned by Josiah Slack, where the well was placed at the edge of property. Secretary Blume advised the Board that this was the case that came before the Board in January, 2025, for a well waiver hearing and they approved the location. Mrs. Gillen responded by advising the Board that the Secretary was familiar since the Secretary was the Realtor who sold the house. Secretary Blume confirmed that fact. Mrs. Gillen stated that the Secretary should recuse herself due to an apparent financial interest in the matter. Solicitor Ohliger strongly advised that her accusations of impropriety is improper, and ended the conversation.
- (unidentified resident) mentioned to the Board that she saw the emails in opposition to the proposed Well Ordinance listed on the agenda but did not see any mail in letters listed.

**SUPERVISORS COMMENTS:**

- **Supervisor Hoepfer** advises the public that just because an adjacent lot has a well on it doesn't mean that it will prevent people from building on their lots.
- **Vice-Chair Fluhr** addressed the public stating that there appears to be chatter in the community that the Board is "on the take" with the proposed revisions to the Well Ordinance. He continued to say that this Board does what is best for the entire Town, not just for one community. He explained the situation that occurred in Westfall when challenging a developer as well as the case with Shohola and Trails End.
- (unidentified members) shouted comments stating that it appears that no matter what rules or ordinances that are set in place there is no fighting the contractors.
- **Chairman Raser** stated to the residents that the Board and the Planning Committee is comprised of very good people looking to do the right thing. He further advised that he was approached in Key Foods by a resident who accused the Board of having a special meeting at 5:30pm to discuss the well and just try to get things through without the public knowing. His comment to that resident was "that is not how things are done here."
  
- **Solicitor Ohliger** stated to the public that there is no reason for accusations of impropriety and he doesn't think it is productive to the conversation. He further stated that this Board is essentially volunteers, so to make accusations of any kind is not productive. If we want to have a productive conversation with residents there is no reason to suggest that anyone is doing anything for improper reasons.
  
- **Aaron Robinson** stated that Shohola should feel grateful since we have a lot of State Games Lands in the Township
  
- **Motion** to adjourn at 8:52pm, **made by, Supervisor Hoepfer, second by Chairman Raser, motion carried.**

Respectfully Submitted by:

Diana Blume  
Township Secretary