



# SHOHOLA TOWNSHIP

## Board of Supervisors

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

October 10, 2024

### ATTENDANCE:

- **Supervisors; Chairman, Gregory P. Hoyer, Vice-Chair, Keith Raser, Supervisor, George C. Fluhr, 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 Regular Meeting of the Board on September 12, 2024 and Special Meeting of the Board on August 26, 2024 made by **Vice-Chair Raser, second by, Supervisor Fluhr, motion carried.**

### APPROVAL OF EXPENDITURES:

- **Motion** to approve the list of expenditures for September 2024, made by **Supervisor Fluhr, second by, Vice-Chair Raser, motion carried.**

### APPROVAL OF TREASURERS REPORT:

- **Motion** to approve Treasurers' Report for August 2024, made by **Chairman Hoyer, second by Vice-Chair Raser, motion carried.**

### PLANNING COMMISSION:

- Tamarack Properties Lot Consolidation 1A: **Motion** to table due to no revised maps, **made by Supervisor Fluhr, second by Vice-Chair Raser, motion carried.**
- Tamarack Properties Lot Consolidation 7A: **Motion** to approve lot consolidation for Lot 7A, **made by Chairman Hoyer, second by Vice-Chair Raser, motion carried.**
- Tamarack Properties Lot Consolidation 13A: **Motion** to approve lot consolidation for lot 13A, **made by Supervisor Fluhr, second by Chairman Hoyer, motion carried.**
- Tamarack Properties Lot Consolidation 14A: **Motion** to approve lot combination for lot 14A **made by Supervisor Fluhr, second by Vice-Chair Raser, motion carried.**
- Slack Lot Consolidation: **Motion** to approve lot combination, **Supervisor Fluhr, second by, Vice-Chair Raser, motion carried.**

### SOLICITORS REPORT

- None

### ANNOUNCEMENTS:

- None

## OLD BUSINESS:

- None

## NEW BUSINESS:

- Fire Department Retention line item in 2025 Budget: **Motion** to add a line item to the 2025 Budget in the amount not to exceed \$2000.00 to create a retention incentive for the Fire Department, **made by Supervisor Fluhr, second by Chairman Hoeper, motion carried.**
- Budget Workshop Advertisement: **Motion** to advertise Budget workshop for November 14, 2024 at 6:00pm, **made by Vice-Chair Raser, second by Supervisor Fluhr, motion carried.**

*Board meeting recessed for 5 minutes at 7:14pm*

- 110 Ploch Road Conditional Use Hearing:

Hearing called to order at 7:19pm:

**Solicitor Ohliger:** This is the hearing for the conditional use approval of a Country Club as defined by the Planning Committee on property located at 110 Ploch Road, the intended use is actually for a sound meditation therapy facility. There was a letter received by an adjacent land owner, Phillip Pepper, stating some objections to the project. Based on the fact that one of the recommended conditions from Planning was that the applicant provide letters from all the adjacent property owners indicating that they had no objections and were in agreement with the application. Mr. Peppers letter, with certain opposition, means that the applicant cannot meet that requirement right now so it was discussed before going on the record that the applicant is willing to grant a 60-day extension for the Board of Supervisors to hold this hearing and this hearing will be continued until the November 14<sup>th</sup> meeting, so well before the 60 days has expired. And, at the same time, the recommendation that I am making, is the Board make a motion to send the application back to down to Planning for consideration at their meeting next week. So, with that... Mr. Tannous, you are authorized on behalf of the company to act?

**Elias Tannous:** Yes!

**Solicitor Ohliger:** What is your roll with the company?

**Elias Tannous:** I am the manager.

**Solicitor Ohliger:** The manager, okay! And have I stated it correctly that you grant a 60-day extension for the Board to act?

**Elias Tannous:** Yes sir!

**Solicitor Ohliger:** Okay very good! So, with that if the Board wishes to make a motion to adjourn this hearing until November 14, 2024, at 6:30pm and further motion to refer this back down to Planning for further review.

**Motion** to adjourn this hearing until November 14, 2024, made by Supervisor Fluhr, second by Chairman Hoeper, motion carried.

**Motion** to send the application back down to Planning for further review at their October 18, 2024 meeting, made by Vice-Chair Raser, second by Chairman Hoeper, motion carried.

## CORRESPONDENCE

- Email from Shohola Fire Department requesting the Board of Supervisors to reconsider their position on the Department moving forward with a water rescue boat. Chairman Hoeper advised the Chief that the Boards' position has not changed and they do not want to put the Township at a liability risk. He also stated that the surrounding area provides mutual aid to all water rescues and the summer of 2024 only saw two requests for rescues on the Delaware.

## REPORTS TO THE BOARD

- Building Permits 3 Residential Building Permits issued in September 2024.
- Zoning and Sewage 13 Zoning, 4 Sewage and 1 Well permits issued in September 2024.
- Road Department Grading the roads with the new tractor.
- Park Committee No report
- Fire Department 6 total calls in the month of September. The Touch a Truck event was a success with a lot of families coming out. Future Station nights will be on Mondays from here on out. So, if anyone needs anything from the Fire Department, Monday night is the time to go to see them.
- Ambulance Shohola had 15 calls for services in September 2024 and we have reached over \$57,000.00 of income from ambulance services this year so far.

## PUBLIC COMMENTS:

- None

## SUPERVISORS COMMENTS:

- **Vice-Chair Raser** addressed the public about the Bridge meeting held before the Township meeting stating the Bridge replacement isn't supposed to start until 2028, but the Board will be contacting Senator Baker and Representative Olsommer to see if it can get started earlier.

**Motion to adjourn at 7:30pm, made by, Chairman Hoyer, second Supervisor Fluhr, motion carried.**

Respectfully Submitted by:

Diana Blume  
Township Secretary