

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS MEETING

Regular Meeting

Thursday, March 4, 2010
7:00 p.m.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on the above date and time at the Municipal Building at 2412 Baltimore Pike.

The Meeting was called to Order by Chairman Hartlaub, followed by the Pledge to the Flag and the Invocation.

ROLL CALL: Present were Supervisors Hartlaub, Woerner, Williams, Parr and Gobrecht. Also present were Terry Myers and Mike Knouse from C. S. Davidson and Solicitor Linus Fenicle.

RECOGNITION OF VISITORS: Visitor's Register Attached.

APPROVAL OF AGENDA: The Agenda was approved in a motion by Supervisor Williams, seconded by Supervisor Gobrecht, and carried.

APPROVAL OF DISBURSEMENTS: The Disbursements for the Months of February and March, 2010, from all Funds, were approved as listed in a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried.

APPROVAL OF MINUTES: The Minutes of the Regular Meeting of February 4, 2010 and the Work Session Meeting of February 16, 2010 were approved in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried.

RECREATION BOARD REPORT: There was no Recreation Report for this evening.

SOLICITOR'S REPORT: Linus had nothing to report other than what was listed on the Agenda. He reminded the Board members to review the draft of the trash ordinance in order to make any changes before adoption.

ENGINEER'S REPORT: Mike Knouse presented a written Report of C. S. Davidson, Inc. dated March 4, 2010. Written copies were distributed to Supervisors and Staff (copy in Township files). Construction Projects – Area 2 and 3 Sanitary Sewers – Doli Construction is continuing with main and lateral installation in the remaining portion of Area 3. There will be a restoration schedule made available at the front desk for this work to begin in April. In a motion by Supervisor Parr, seconded by Supervisor Williams and carried, the Board approved Application for Payment #14 for Doli Construction in the amount of \$257,774.16. In a motion by Supervisor Parr, seconded by Supervisor Woerner and carried, the Board approved Requisition #18 in the amount of \$290,101.66. Investigations and Reports – Sewage Planning Update – The York

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County Planning Commission has reviewed the update to the Act 537 Plan at their meeting on March 2, 2010. The WMT Planning Commission provided a favorable recommendation at their January, 2010 Meeting. Comments of the YCPC and the Township Planning Commission will be incorporated into the Plan. A public hearing should now be scheduled. Mike suggested the hearing be scheduled for April 20, 2010, but Supervisor Woerner asked that the hearing be postponed until he has more time to review the plan. The scheduling of the public hearing will be tabled until the next Work Session. Zoning Ordinance Updates – The York County Planning Commission reviewed the proposed amendments at their meeting on March 2, 2010 and issued a favorable recommendation with no comments. In a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried, the Board authorized the advertisement for a public hearing to be held on April 20, 2010 to adopt these updates. The Occupancy Permit has been issued for the new Township Building. BFPE has completed all outstanding items and in a motion by Supervisor Woerner and seconded by Supervisor Gobrecht, the Board authorized the signatures on the certificate of completion. Motion carried. There is an outstanding invoice to the Ray Group and the Board approved the payment of this invoice in a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried.

CORRESPONDENCE: (A) A letter received from C. S. Davidson, Inc. expressing their appreciation on being reappointed as Township Engineer for 2010. Chairman Hartlaub also wanted to acknowledge a note that was sent to James Zartman from Mike Hampton expressing thanks for his help in digging out about 34 fire hydrants after the last snowstorm.

OLD BUSINESS: (A) It has been determined that the Township's insurance would provide liability coverage to those individuals renting the community room and the space was determined to be able to hold a maximum of 122 people. The Board will review this community room rental agreement and it will be discussed at a later date. (B) Mike Hampton, Township EMA Director, was present to explain procedures that the emergency personnel follow in the case of an emergency like the two severe snowstorms that just hit the area. He explained that the emergency workers use snowmobiles and snow plows to reach the sites of ambulance calls for reported emergencies. A lot of preparation is actually done before the storms hit. Everyone needs to work together during these times to ensure the safety of everyone. Several residents attending the meeting expressed their thanks to everyone for a job well done. (C) The "Meet the Manager" Night was not rescheduled at this time.

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MANAGER'S REPORT: (A) The new recording equipment has been installed and is recording tonight's meeting. (B) The discussion on the rental of the community room was discussed earlier on the Agenda. (C) Kevin has formally requested a meeting with Penn Township to review and evaluate the current sewer rates. (D) Specifications have been developed for the new dump truck and pricing should be available at the next Work Session. (E) Paperwork has been sent to the Pennsylvania Emergency Management Agency requesting some reimbursement for the snow events. Those involved with the handling of the snowstorms met on Friday to discuss procedures and how things could be done differently and more efficiently. Kevin also reminded everyone that sidewalks must be cleared of snow.

NEW BUSINESS: (A) The discussion of the purchasing of new equipment will be discussed after bid specifications have been completed. It will need to be determined if sufficient funds exist for these purchases.

SUBDIVISION PLANS:

(A) The following Subdivisions Plans were given review time extensions as per written requests, in a motion by Supervisor Williams and seconded by Supervisor Parr: Fox Run Village, 25-lot Final; Community Banks, Land Development Plan, 1-lot; Homestead Acres, J. A. Myers, 134-lot Preliminary and Northfields, Phase II, 52- lot Preliminary. Motion carried.

(B) In a motion by Supervisor Williams and seconded by Supervisor Parr, the Board then tabled all the following plans: Joshua Hill Farm, 124 – lot Preliminary; Warner Farm, 15 - lot Preliminary; Preserve at Codorus Creek IV, 79 - lot Preliminary; Orchard Estates - Gobrecht - 58-lot Preliminary; Dwight & Pamela Myers, 3 - lot Final; Wyndsong Pointe-Phase II, 15-lot Final; Fuhrman Mill Heights, 1-lot, 34 units - Final Plan; Fox Run Village, 25-lot Final; Steeple Chase, 12-lot Final; Community Banks, Land Development Plan, 1-lot; Homestead Acres, J. A. Myers, 134-lot Preliminary; Northfields, Phase II, 52-lot Preliminary; Benrus Stambaugh et al, Land Development Plan and James Horak & Donald Yorlets, 6-lot Preliminary. Motion carried.

SUPERVISORS AND/OR PUBLIC COMMENTS: Chuck Dorn asked why the subdivision review times are constantly being extended. In a motion by Supervisor Williams, seconded by Supervisor Parr and carried, the Board decided to ask the Township Planning Commission to review these extended plans and see what can be done about them. Mike Knouse reported that some requirements for the plans take

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longer than ninety days to acquire from other agencies. Mike also said the Township Planning Commission sometimes requests documentation or representation of the plans to update them on any progress taking place. Carl Grubb, 590 Impounding Dam Rd., asked if guard rails could be installed along Impounding Dam Road at his property. He just witnessed the fifth reportable accident there in less than five years. Seven or eight years ago, he was told they would be installed and all that was put up were "Low Shoulder" signs. He believes this is a very dangerous area along this Township road. Mr. Grubb asked how a special permit can be granted when the criteria is not met and then how it can be granted in a residential zone. He has asked for copies of the in-home businesses in the Township and says the list is not being updated and some that have been approved are not listed. Marc Woerner asked that the trash collection ordinance and a snow emergency route in some of the developments be discussed at the next work session.

NEXT SCHEDULED MEETINGS: Joint Bid Opening – Wednesday, March 3, 2010 at 5:00 p.m. Supervisors Work Session - Tuesday, March 16, 2010 at 7:00 p.m. with Supervisors Caucus at 6:30 p.m. Joint Bid Awards – Wednesday, March 24, 2010 at 7:30 p.m. Supervisors Regular Meeting – Monday, April 1, 2010 at 7:00 p.m. with Supervisors Caucus at 6:30 p.m.

ADJOURNMENT: The Meeting was adjourned at 7:55 p.m. in a motion by Supervisor Williams, seconded by Supervisor Woerner and carried.

Respectfully submitted,

Nancy C. Smith
Secretary

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