

## WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS MEETING

Regular Meeting

Thursday, June 2, 2011  
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, Parr and Gobrecht. Supervisor Williams was absent. Also present were Solicitor Linus Fenicle, Mike Knouse of C. S. Davidson, Inc. and Manager Kevin Null.

At this time, Chairman Hartlaub turned the meeting over to Solicitor Fenicle to present opening comments for a Public Hearing. The Public Hearing is for the purpose of informing the public and obtaining public comment for the West Manheim Township Subdivision and Land Development Ordinance of 2011. Engineer Mike Knouse gave a brief presentation on the eight articles of the new Ordinance. Comments that were received from the York County Planning Commission and the Minutes of the West Manheim Township Planning Commission will become part of the file for the new SALDO. Both Commissions gave favorable recommendations for adoption. David Barber of Kenlee Circle asked what changes have been made and Mike Knouse indicated that this is a whole new Ordinance drafted to be consistent with the Comprehensive Plan and the Zoning Ordinance. It was explained to Chuck Dorn of Hobart Road that there is a section in the ordinance dealing with mobile homes. These homes are allowed in several zoning districts by conditional use. Solicitor Fenicle explained that the Township is required to allow for every housing need. Jim Staaf of Black Rock Road asked if all the outstanding subdivisions would need to be brought up to code with the new SALDO. Mike Knouse indicated that any previously submitted plan will be allowed to follow the old ordinance. The Public Hearing was adjourned at 7:20 p.m. In a motion by Supervisor Parr, seconded by Supervisor Gobrecht and a unanimous roll call vote of members present, the Board adopted Ordinance # 02-2011 which is the new Subdivision and Land Development Ordinance for West Manheim Township.

RECOGNITION OF VISITORS: Visitor's Register Attached.

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

APPROVAL OF MINUTES: The Minutes of the Work Session Meeting of May 17, 2011 were approved, as submitted, in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

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**APPROVAL OF DISBURSEMENTS:** The Disbursements for the Month of May, 2011, from all Funds, were approved as listed in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried.

**CORRESPONDENCE:** (A) The Board received a “Thank-you” letter from the American Red Cross for the \$1,000.00 donation.

**RECREATION BOARD REPORT:** Christine Gienski reported that the tire for the mower deck has been replaced by Messicks. The Ice Cream Crank-off and Car Show will be held on June 26, 2011. Several pre-registrations have been received. Manager Null indicated that the pole building for the Rec Park is now being fabricated and will be delivered when completed.

**SOLICITOR’S REPORT:** Solicitor Fenicle indicated that he had nothing to report other than what was listed on the Agenda.

**ENGINEER'S REPORT:** Mike Knouse presented a written report of C. S. Davidson, Inc. dated June 2, 2011. Written copies were distributed to Supervisors and Staff (copy in Township files). The only action item he had for tonight is the consideration of the adoption of the new Subdivision and Land Development Ordinance. This Ordinance was adopted earlier at the conclusion of the Public Hearing. In a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried, the Board approved the Engineer’s Report.

**REPORTS:** The Chief of Police Report for April, 2011 was approved in a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried.

The Treasurer’s Report for April, 2011 was approved, as distributed, in a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried.

The Code Enforcement Officer’s Report for April, 2011, was accepted, as distributed, in a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried.

The Public Works Report for April, 2011 was accepted in a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried.

The Pleasant Hill Fire Company and Ambulance Reports for April, 2011 were accepted in a motion by Supervisor Gobrecht and seconded by Supervisor Parr. Motion carried.

The SEO Report for April, 2011 was approved and accepted in a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried.

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The Utilities Supervisor's Report for April, 2011 was accepted, as distributed, in a motion by Supervisor Gobrecht, seconded by Supervisor Parr and carried.

The EMA Activity Report for April, 2011 was approved and accepted in a motion by Supervisor Gobrecht and seconded by Supervisor Parr. Motion carried.

MANAGER'S REPORT: Manager Null indicated that the work on the Street Projects for this year is scheduled to begin on June 14, 2011 and it will probably take about two weeks. All residents will be informed when road work will occur in their area. Manager Null also reported that through May, 2011 revenue is about 44% of budget and expenses are 35% of budget.

OLD BUSINESS: There was no Old Business to discuss.

NEW BUSINESS: (A) In a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried, the Board approved the request from Jefferson Borough for assistance of Pleasant Hill Fire Police at the Jefferson Carnival from July 11 through July 16, 2011.

SUBDIVISION PLANS:

(A) The Board decided to grant an extension until July 7, 2011 (the next Regular Meeting of the Board) for the Homestead Acres, 366-lot Preliminary Plan instead of their request for a 90-day extension. In a motion by Supervisor Woerner, seconded by Supervisor Parr, and carried, the Board granted the extension and will ask the developer to attend that meeting of the Board to discuss his intentions for the plan. No action has been taken on any of the comments they have received from the Engineer. Manager Null will inform the Planning Commission of this action by the Board of Supervisors.

(B) In a motion by Supervisor Woerner and seconded by Supervisor Gobrecht, the Board 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; 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; Benrus Stambaugh et al, Land Development Plan; James Horak & Donald Yorlets, 6-lot Preliminary, Reservoir Heights, Phase 2, 53-lot Final and Homestead Acres, 366-lot Preliminary. Motion carried.

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**SUPERVISORS AND/OR PUBLIC COMMENTS:** Chuck Dorn asked why the old township building could not be sold and that money be used to fix the roads instead of looking into bonding and an increase in taxes. He feels the residents are always giving and getting nothing in return. Jim Staaf would like to see the old township building being leased to collect some extra money. This is not a good time to sell. Chairman Hartlaub indicated that the building has been leased in the past and could be leased again if anyone shows any interest in doing so. Stan Werkheiser voiced his concerns about the millage increase to fix the roads. He feels that the economy is in bad shape and any increase would hurt the residents. A lot of his neighbors are struggling over a variety of issues at this time. Carl Grubb was informed that the new Ordinance that was adopted tonight will go into effect in five days. Mr. Grubb asked that the ordinance be followed and have everyone meet all criteria. Everyone should be treated fairly. Dave Barber would like to have the Township compile a mailing list or an e-mail list to better inform residents of Township activities. He also asked the members of the Board to review the charge being collected for yard sales. Some residents may need to hold these yard sales to gather the extra money for a tax increase and maybe the charge to hold the yard sales could be lowered.

**NEXT SCHEDULED MEETINGS:** Supervisors Work Session - Tuesday, June 21, 2011 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting – Thursday, July 7, 2011 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

**ADJOURNMENT:** The Meeting was adjourned at 8:10 p.m. in a motion by Supervisor Parr, seconded by Supervisor Gobrecht and carried.

Respectfully submitted,

Nancy C. Smith  
Secretary