

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Thursday, October 4, 2012
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, Staaf, and Gobrecht. Absent from the meeting: Supervisor Parr. Also present were Manager Kevin Null, Solicitor Linus Fenicle, and Mike Knouse of C. S. Davidson, Inc.

RECOGNITION OF VISITORS: Visitor's Register Attached.

APPROVAL OF AGENDA: The Agenda was approved with the removal of Item 14 (D) in a motion by Supervisor Woerner and seconded by Supervisor Gobrecht. Motion carried.

APPROVAL OF MINUTES: The Minutes of the Worksession Meeting of September 18, 2012 were approved, as submitted, in a motion by Supervisor Woerner, seconded by Supervisor Staaf and carried.

APPROVAL OF DISBURSEMENTS: The Disbursements from all Funds were approved as listed in a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried.

CORRESPONDENCE: There was no correspondence.

RECREATION BOARD REPORT: Christine Gienski, Chair, West Manheim Twp Park and Recreation Board was absent from the meeting. Kevin Null, Township Manager said there was nothing new to report from the Rec. Board.

SOLICITOR'S REPORT Solicitor Linus Fenicle indicated that he had nothing new to report.

ENGINEER'S REPORT: Mike Knouse presented a written report of C. S. Davidson, Inc. dated October 4, 2012. Written copies were distributed to Supervisors and Staff (copy in Township files).

Mike Knouse, C.S. Davidson reviewed the following action item from staff report:

2012 Street Improvements

Item 2: Contract 4 – Beck Mill Culvert: Shiloh Paving & Excavating, Inc.

a. Application for Payment No. 1 - \$76,805.23

In a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried, the Board authorized the payment of Application for Payment No. 1 – in the amount of \$76,805.23.

**West Manheim Township Board of Supervisors Meeting
October 4, 2012 (Cont'd)**

A. Edward & Michele Lane – Request for Release of Escrow funds - \$810.19

In a motion by Supervisor Woerner, seconded by Supervisor Gobrecht, the Board authorized the request for release of escrow funds for Edward & Michele Lane in the amount of \$810.19 and carried.

REPORTS: The Chief of Police Report for August, 2012 was approved, as distributed, in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

Chief Hippensteel presented information to the Board on the speed display sign. He received a donation in the amount of \$8,000.00 from the Hanover Eagles Aerie #1406 for the purchase of the portable radar speed display sign. He is requesting approval from the Board to proceed with the purchase of a SpeedAlert 18 Radar Message sign with the funds donated by the Eagles per the quote in the amount of \$7,855.00. The remaining \$145.00 will be used to purchase a police department logo sign that can be displayed along with the speed sign. (Copy in Township file). He said he would send the Hanover Eagles Aerie #1406 a thank you for the donation.

In a motion by Supervisor Staaf, seconded by Supervisor Woerner, the Board approved the purchase of SpeedAlert 18 Radar Message sign with the funds donated by the Eagles in the amount of \$7,855.00, and carried.

The Treasurer's Report for August, 2012 was approved, as distributed, in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

The Code Enforcement Officer's Report for August, 2012 was accepted, as distributed, in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

The Public Works Report for August, 2012 was accepted, as distributed, in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

The Pleasant Hill Fire Company and Ambulance Reports for August, 2012 was accepted, as distributed in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

The SEO Report for August, 2012 was approved and accepted, as distributed, in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

The Utilities Supervisor's Report for August, 2012 was accepted, as distributed, in a motion by Supervisor Woerner, seconded by Supervisor Gobrecht and carried.

The EMA Activity Report for August, 2012 was approved and accepted, as distributed, in a motion by Supervisor Woerner, and seconded by Supervisor Gobrecht and carried.

MANAGER'S REPORT: Kevin Null, Township Manager reviewed the Manager's report as submitted to the Board.

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In a motion by Supervisor Gobrecht, seconded by Supervisor Staaf, and carried the Managers Report for August, 2012 was accepted, as distributed.

OLD BUSINESS

A. Homestead Acres 366 Lot Preliminary Subdivision Plan - Waiver Request

Daniel Frey, Esquire, Barley Snyder, LLC said he was present to represent the owner Joseph A. Myers.

Brian Reisinger, Engineer, Herbert, Rowland & Grubic, Inc.

Jeff Stough, J.A. Myers Building & Development, Inc.

Daniel Frey, Barley Snyder, LLC reviewed the following waiver requests:

- 1). **Section 402. (Lot Consolidation Plan Only) – The Preliminary Plan shall be drawn at a scale of not more than one hundred (100) feet to an inch.** The developer proposes the use of one hundred twenty (120) feet to an inch scale for the Lot Consolidation Plan so that the extents of the project can be seen.

In a motion by Supervisor Woerner, and seconded by Supervisor Staaf, the Board of Supervisors approved the waiver request for the use of one hundred twenty (120) feet to an inch scale for the Lot Consolidation Plan. *The motion carried.*

- 2). **Section 505. (e). - Cul-de-sac streets should in general not exceed five hundred (500) feet in length unless topographic conditions and/or shape warrant an increase that is approved by the Township.**

The waiver request was withdrawn by the applicant.

- 3). **Section 506. (c) - Minimum distance between centerlines of intersections of minor streets and minor streets and collectors is 500 feet.** The waiver was requested for the following streets:

- a. Acre Drive between Oakwood Drive and Stough Drive-311 feet - *Waiver approved*
- b. Frey Drive between Oakwood Drive and Stough Drive-321 feet - *Waiver approved*
- c. Chase Court between Oakwood Drive and Stough Drive-239 feet - *Request was withdrawn by the applicant*
- d. Stough Drive between Frey Drive and Homestead Drive-488 feet - *Waiver approved*
- e. Homestead Drive between Acre Drive and Garber Lane-412 feet - *Request was withdrawn by the applicant*

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- f. Acre Drive between Future Access Right-of Way and Stough Drive-442 feet - ***Waiver approved***
- g. Acre Drive between Future Access Right-of-Way and Homestead Drive-473 feet - ***Waiver approved***

In a motion by Supervisor Gobrecht, and seconded by Supervisor Staaf the Board of Supervisors approved the waiver request. ***The motion carried.***

- 4). **Section 507. (c). – Streets shall be laid out to provide access to adjacent undeveloped areas and the developer shall improve these streets to the limits of the development.**

The waiver request was withdrawn by the applicant.

- 5). **Section 507. (d). – A driveway may not cross a street right-of-way line and be within three (3) feet of a property line.**

In a motion by Supervisor Gobrecht, and seconded by Supervisor Staaf the Board of Supervisors approved the waiver request on the condition that the driveways be two (2) feet off of property line and that they be not be situated side by side. ***The motion carried.***

- 6). **Section 604. (a), (Oakwood Drive Only) – Sidewalks must be installed on one side of the streets that bound the development.**

In a motion by Supervisor Staaf, and seconded by Supervisor Gobrecht the Board of Supervisors approved the waiver request. Supervisor Hartlaub was opposed. In lieu of sidewalk the developer has agreed to install a walking path along Oakwood Drive. ***The motion carried.***

- 7). **Section 603. (Oakwood Drive only) – Curbs must be installed in all subdivision and land developments.**

The waiver request was withdrawn by the applicant.

- 8). **Section 606. (c). – Street Trees shall be placed at 50 to 100 foot intervals.**

In a motion by Supervisor Woerner, and seconded by Supervisor Gobrecht, the Board of Supervisors approved the waiver request. The developer will plant the required number of trees within the development, just not at 50 to 100 foot intervals. ***The motion carried.***

NEW BUSINESS

- A. **Designate Trick or Treat date and time**

In a motion by Supervisor Staaf, seconded by Supervisor Gobrecht, and carried the Board approved October 31, 2012 from 6:00 p.m. till 8:00 p.m. for Trick-or-Treat night in the Township.

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B. High Pointe at Rojen Farms – 3 HOA Lots - Final Subdivision Plan–Minor Plan

- (1). Subdivide the "Common Area" lots from the parent tract
- (2). Waiver Request – Relief from showing contours on the plan – SALDO – Section 402. A.4.e
- (3). Waiver Request – Relief from showing miscellaneous existing features – SALDO – Section 402.A.4.f
- (4). Waiver Request – Relief from showing soil types and boundaries – SALDO – Section 402.A.5.c
- (5). Planning Waiver / Non-building declaration

Martin K.P. Hill, President, High Pointe, LLC, said he is present to request approval from the Board of Supervisors to move to final plan.

In a motion by Supervisor Woerner, and seconded by Supervisor Gobrecht, the Board of Supervisors approved waiver requests 1-5, as recommended by the Planning Commission letter to the Board of Supervisors dated 9/26/2012. ***The motion carried.***

C. St. David’s United Church of Christ – 1-Lot Final Plan

- (1). Waiver of Preliminary Plan request – SALDO – Section 305.A & B - Consider plan dated August 15, 2012 as a Final Plan

In a motion by Supervisor Woerner, and seconded by Supervisor Staaf the Board of Supervisors approved the waiver request. ***The motion carried.***

- (2). Waiver of clear sight triangle-SALDO-Section 511.C (Section 505.E.6 Table V-3)
Relief from the required 100 foot clear sight triangle to a 50 foot clear sight triangle.

In a motion by Supervisor Gobrecht, and seconded by Supervisor Woerner the Board of Supervisors approved the waiver request. ***The motion carried.***

- (3). Waiver of number of permitted access drives – SALDO – Section 511.A - Relief the number of access drives intersecting with each street shall not exceed tow (2) per lot. Requesting three (3) access drives.

In a motion by Supervisor Gobrecht, and seconded by Supervisor Staaf the Board of Supervisors approved the waiver request that includes three (3) access drives instead of two (2) access drives. ***The motion carried.***

- (4). Waiver of landscape divider strip – SALDO – Section 523.E.4.a.5- Relief from requirement that a landscaped driver strip between abutting rows of parking shall be installed. **Waiver approved**

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In a motion by Supervisor Gobrecht, and seconded by Supervisor Staaf the Board of Supervisors approved the waiver request. ***The motion carried.***

- (5). Waiver of 10' wide planting strip – SALDO– Section 523.E.3.c.1 - Relief from the requirement that a ten-foot wide planting strip shall be provided along all property line which abut residential zoning districts of properties.

In a motion by Supervisor Woerner, and seconded by Supervisor Gobrecht the Board of Supervisors approved the waiver request. ***The motion carried.***

- (6). Waiver – SALDO- Section 505.B - Relief from the required cartway width of 28 feet to the existing 23 feet.

In a motion by Supervisor Staaf, and seconded by Supervisor Gobrecht the Board of Supervisors approved the waiver request. ***The motion carried.***

- (7). Waiver - SALDO - Section 511 b.1- Relief from the requirement that access drives be a minimum of 100 feet from the intersection of any street right-of-way. ***Waiver approved***

In a motion by Supervisor Gobrecht, and seconded by Supervisor Woerner the Board of Supervisors approved the waiver request. ***The motion carried.***

- (8) Adopt Resolution No. 2012-10 - (DEP) - Pennsylvania Sewage Facilities Planning Module

In a motion by Supervisor Woerner, and seconded by Supervisor Gobrecht and carried the Board voted by unanimous roll call vote to adopt the Sewage Facilities Planning Module Resolution 2012-10 for St. David's United Church of Christ.

D. James Horak & Donald Yorlets Partnership – 7 - Lot Preliminary Plan

- (1). Waiver – SALDO - Section 504: Private Streets
- (2). Waiver – SALDO - Section 512.A: Sidewalks (along Private Road & along Fairview Drive)
- (3). Waiver – SALDO – Section 505.F.2. and Section 513: Curbing & Road Improvements (Fairview Drive)
- (4). Waiver – SALDO - Section 507.C: Lots
- (5). Waiver – SALDO - Section 524.C.1.a: Lighting Requirements

The item was removed from the agenda due to the owner needing additional time to evaluate other alternatives. A request was submitted to the Township dated October 3, 2012 asking that the waiver requests be postponed until next month. (Copy in Township file)

**West Manheim Township Board of Supervisors Meeting
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SUBDIVISION PLANS

A. EXTENSIONS

Orchard Estates-Gobrecht, 58-lot Preliminary, Homestead Acres, J.A. Myers, 134-lot Preliminary, Benrus Stambaugh et al, Land Development Plan, Homestead Acres, 366-lot Preliminary.

In a motion by Supervisor Woerner, seconded by Supervisor Staaf, the Board granted the 90 day extension requests for the following plans: Orchard Estates-Gobrecht, 58-lot Preliminary, Homestead Acres, J.A. Myers, 134-lot Preliminary, Benrus Stambaugh et al, Land Development Plan, Homestead Acres, 366-lot Preliminary. **The motion carried.**

B. ALL TO BE TABLED:

Joshua Hill Farm, 124 - lot Preliminary, The Warner Farm, 15-lot Preliminary, Orchard Estates-Gobrecht, 58 - lot Preliminary, Preserve at Codorus Creek IV (Marlee Hill), 79 - 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, Homestead Acres, 366 - lot Preliminary, Reservoir Heights – Phase 2 - Section 2 - 28-Lot Final Subdivision Plan, James Horak & Donald Yorlets Partnership, 7 - Lot Preliminary Subdivision Plan

In a motion by Supervisor Woerner and seconded by Supervisor Staaf, the Board tabled all the following plans: Joshua Hill Farm, 124 - lot Preliminary, The Warner Farm, 15-lot Preliminary, Orchard Estates-Gobrecht, 58 - lot Preliminary, Preserve at Codorus Creek IV (Marlee Hill), 79 - 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, Homestead Acres, 366 - lot Preliminary, Reservoir Heights – Phase 2 - Section 2 - 28-Lot Final Subdivision Plan, James Horak & Donald Yorlets Partnership, 7 - Lot Preliminary Subdivision Plan. **The motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS:

Stanley Werkheiser, 60 Sara Lane.

Dave Barber, Kenlee Circle.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Tuesday, October 16, 2012 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Thursday, November 1, 2012 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

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ADJOURNMENT: The Meeting was adjourned at 8:35 p.m. in a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried.

Respectfully submitted,

Laura Gately
Secretary