

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Thursday, November 1, 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.

Supervisor Hartlaub mentioned that an executive session was held prior to the start of the Regular Meeting to discuss personnel issues.

RECOGNITION OF VISITORS: Visitor's Register Attached.

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

APPROVAL OF MINUTES: The Minutes of the Work session Meeting of October 16, 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 Staaf and carried.

CORRESPONDENCE: Supervisor Hartlaub read a letter from an Investigator with the Office of the Inspector General Program, Division 100, Baltimore, Maryland, who was investigating a fraud case commended Chief Hippensteel and Officer Schneider for their professionalism and outstanding performance.

RECREATION BOARD REPORT: Christine Gienski, Chair, West Manheim Twp Park and Recreation Board reviewed the Rec. Board report as submitted to the Board. Copies of the monthly Park and Recreation Board report were distributed to Supervisors and Staff (copy in Township files).

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 16, 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:

Action Items: 2012 Street Improvements

1. Contract 2 – Paving: Stewart & Tate, Inc.

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a. Application for Payment No. 2 - \$20,138.62

In a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried, the Board authorized the payment of Application for Payment No. 2 – in the amount of \$20,138.62.

REPORTS: The Chief of Police Report for September, 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 repairs and retirement of past police cruisers. (Copy in Township file). He also thanked Mike Hampton, Emergency Management and Emergency Services for their help during the storm.

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

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

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

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

The EMA Activity Report for September, 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.

Kevin Null, Township Manager said due to the recent hurricane he would like consideration on whether the Board of Supervisors would consider brush and limb cleanup over the next week throughout the township. The information would also be made available on the Township's website. The Board was in agreement for the additional limb and brush cleanup for the residents.

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

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OLD BUSINESS

There was no Old Business to discuss.

NEW BUSINESS

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

Jim Piet, Woodhaven Building & Development said he would like to request approval of the plan from the Board of Supervisors.

Mike Knouse, C.S. Davidson said everything has been satisfied by the owner.

In a motion by supervisor Gobrecht, seconded by Supervisor Woerner, and carried the Board of Supervisors approved the subdivision plan.

B. 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

Supervisor Hartlaub said 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 31, 2012 asking that the waiver requests be postponed until next month. (Copy in Township file)

C. 2013 Budget Review – Authorization to Advertise

Kevin Null, Township Manager said if the Board does not have any changes to the draft budget he would request authorization to advertise the budget in the newspaper. He said a copy would also be available for review on the township's website, as well as the Township receptionist area. He said the budget will be adopted at the work session meeting on December 18th.

In a motion by Supervisor Gobrecht, seconded by Supervisor Staaf and carried, the Board approved the authorization to advertise the 2013 proposed budget.

D. Lot Consolidation – Shorbs Hill Road

Donald Feeser, 155 Shorbs Hill Rd.

Linus Fenicle, Solicitor, explained the request for the lot consolidation of 155 Shorbs Hill Road to the Board of Supervisors. He said Mr. Feeser owns the two (2) lots that abut each other. One lot includes

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a house and the other lot is vacant. Mr. Feeser is requesting authorization to combine both lots into one lot. The lots will not be allowed to be sold separately which is not the intent. The Board could require him to go through the subdivision process. Another mechanism in lieu of the subdivision process he can record a **DECLARATION OF CONSOLIDATION OF PREVIOUSLY SUBDIVIDED OR SEPARATE LOTS**. He said that this would shorten the process and the lots will be considered as one lot and cannot be sold separate. He said it is up to the Board to allow this in lieu of requiring a formal subdivision process.

In a motion by Supervisor Gobrecht, and seconded by Supervisor Woerner, and carried, the Board of Supervisors approved the **DECLARATION OF CONSOLIDATION OF PREVIOUSLY SUBDIVIDED OR SEPARATE LOTS**.

SUBDIVISION PLANS

A. EXTENSIONS

Joshua Hill Farm, 124 - lot Preliminary, The Warner Farm, 15-lot Preliminary, Preserve at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, Reservoir Heights – Phase 2 - Section 2 - 28-Lot Final Subdivision Plan

In a motion by Supervisor Woerner, seconded by Supervisor Gobrecht, the Board granted the 90 day extension requests for the following plans Joshua Hill Farm, 124 - lot Preliminary, The Warner Farm, 15-lot Preliminary, Preserve at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, Reservoir Heights – Phase 2 - Section 2 - 28-Lot Final Subdivision Plan
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, St. David's United Church of Christ, 1-Lot Final Plan, High Pointe at Rojen Farms, 3 HOA Lots - Final Subdivision Plan - Minor Plan

In a motion by Supervisor Woerner and seconded by Supervisor Gobrecht, 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

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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.

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, December 6, 2012 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: The Meeting was adjourned at 7:50 p.m. in a motion by Supervisor Gobrecht, seconded by Supervisor Woerner and carried.

Respectfully submitted,

Laura Gately
Secretary