

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Thursday, August 1, 2013
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 at 7:00 p.m., followed by the Pledge to the Flag and Invocation.

ROLL CALL: Present were Supervisors Hartlaub, Parr, Staaf, and Woerner. Supervisor Gobrecht was absent. Also present were Solicitor Wayne Martin, Mike Knouse from C. S. Davidson, Inc. and Manager Kevin Null.

Supervisor Gobrecht arrived at 7:45 p.m.

VISITORS: Visitors register attached.

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

APPROVAL OF MINUTES: The Minutes of the Work Session of July 16, 2013 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 Parr, seconded by Supervisor Staaf and carried.

CORRESPONDENCE:

Supervisor Hartlaub noted the following correspondences were received:

- A. Reservoir Heights Subdivision – Letter from the Planning Commission to the Board of Supervisors on the recommendation regarding the developer's request to relocate the sidewalks

RECREATION BOARD REPORT:

Chris Gienski, Chair, West Manheim Twp Park and Recreation Board was absent. Kevin Null, Township Manager presented the Park and Recreation Board report.

The West Manheim Twp Park and Recreation Board report was approved and accepted, as distributed, in a motion by Supervisor Woerner, seconded by Supervisor Parr and carried.

SOLICITOR'S REPORT: Solicitor Wayne Martin indicated that he had nothing to report.

ENGINEER'S REPORT: Mike Knouse presented a written report of C. S. Davidson, Inc. dated August 1, 2013. Written copies were distributed to Supervisors and Staff (copy in Township files).

**West Manheim Township Board of Supervisors Meeting
August 1, 2013 (Cont'd)**

ACTION ITEMS:

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

ACTION ITEMS

A. Reservoir Heights – Phase 1

- Resolution #2013-09 - Street Dedication:

In a motion by Supervisor Parr, seconded by Supervisor Staaf and a unanimous roll call vote, Resolution #2013-09 was adopted. This Resolution accepts several public streets in the Reservoir Heights – Phase IB Development. West Manheim Township will accept the Deeds of Dedication from Reservoir Heights, LLC for Reservoir Heights Drive, Swiftwater Drive, Crystal Clear Drive and Whitetail Drive.

- Public Improvement Security Reduction – Abel Construction Inc. - :

In a motion by Supervisor Parr seconded by Supervisor Woerner, and carried, the Board of Supervisors approved the public improvement security reduction in the amount of \$458,140.87.

B. Reservoir Heights – Phase 2A

- Public Improvement Security Reduction – Abel Construction, Inc. - \$445,895.00:

In a motion by Supervisor Parr seconded by Supervisor Woerner, and carried, the Board of Supervisors approved the public improvement security reduction in the amount of \$445,895.00, with the required amount of security required to remain at \$289,358.75 at this time.

C. South Pointe – Phase 3, Parcel 2A

- Street Dedication:

In a motion by Supervisor Parr, seconded by Supervisor Staaf and a unanimous roll call vote, Resolution #2013-10 was adopted. This Resolution accepts several public streets in the South Pointe – Phase 3, Parcel 2A Development. West Manheim Township will accept the Deeds of Dedication from Grandview Estates, Inc. for Louvain Drive, Flanders Court, and St. Georgia Drive.

D. South Pointe – Phase 3, Parcel 2B

- Public Improvement Security Reduction – Kinsley Construction, Inc. – 37,840.00:

In a motion by Supervisor Woerner seconded by Supervisor Parr, and carried, the Board of Supervisors approved the public improvement security reduction in the amount of \$37,840.00, with the required amount of security required to remain at \$154,717.50 at this time.

**West Manheim Township Board of Supervisors Meeting
August 1, 2013 (Cont'd)**

E. 2013 Street Improvements

Applications for Payment –

Contract 1 – Stewart & Tate, Inc. – \$32,432.82

Contract 2 – Recon Construction Services, Inc. - \$110,054.39

Contract 3 – Stewart & Tate, Inc. - \$2,937.60

◦ **Contract 1 – Stewart & Tate, Inc.**

In a motion by Supervisor Parr, seconded by Supervisor Woerner and carried, the Board authorized the payment of Contract No. 1- Application for Payment No. 1 in the amount of \$32,432.82 to Stewart & Tate, Inc.

◦ **Contract 2 – Recon Construction Services, Inc.**

In a motion by Supervisor Parr, seconded by Supervisor Woerner and carried, the Board authorized the payment of Contract No. 2 - Application for Payment No. 1 in the amount of \$110,054.39 to Recon Construction Services, Inc.

◦ **Contract 3 – Stewart & Tate, Inc.**

In a motion by Supervisor Parr, seconded by Supervisor Staaf and carried, the Board authorized the payment of Contract No. 3 - Application for Payment No. 1 in the amount of \$2,937.60 to Stewart & Tate, Inc.

REPORTS: The Chief of Police Report for June, 2013 was approved, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Treasurer's Report for June, 2013 was approved, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Code Enforcement Officer's Report for June, 2013 was accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Public Works Report for June, 2013 was accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Pleasant Hill Fire Company and Ambulance Reports for June 2013 were accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The SEO Report for June, 2013 was approved and accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

The Utilities Supervisor's Report for June, 2013 was accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

**West Manheim Township Board of Supervisors Meeting
August 1, 2013 (Cont'd)**

The EMA Activity Report for June, 2013 was approved and accepted, as distributed, in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

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

The Manager’s Report for June, 2013 was approved and accepted, as distributed, in a motion by Supervisor Parr, seconded by Supervisor Woerner and carried.

OLD BUSINESS: There was no Old Business to discuss.

NEW BUSINESS:

A. Waiver Request:

George Morningstar – 420 Impounding Dam Rd. - 3-Lots - Add On Final Subdivision Plan

Doug Stambaugh, Herbert, Rowland & Grubic, Inc. was present on behalf of the developer. He said the Planning Commission reviewed each of the waivers and made a favorable recommendation to the Board of Supervisors on the waiver requests. The developer is requesting approval of the following waivers:

1. Waiver Request – Article 3, Section 305 A & B to allow plan to be considered 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 Request – Article 4, Section 402 A.4.F.5 to allow the plan to be exempt from showing on-lot sanitary sewer, wells and other water supply facilities within one thousand (1000) feet of site.

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

3. Form “B” Waiver – Request for Planning Waiver & Non-Building Declaration

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

B. George Morningstar – 420 Impounding Dam Rd.- 3-Lots – Add-On Final Subdivision Plan

Doug Stambaugh, Herbert, Rowland & Grubic, Inc. was present on behalf of the developer. He said that the subdivision consists of 3 add-on lots that are being conveyed to adjoining family members and there are no proposed public or private improvements.

**West Manheim Township Board of Supervisors Meeting
August 1, 2013 (Cont'd)**

In a motion by Supervisor Parr, and seconded by Supervisor Woerner, the Board of Supervisors approved the Final Subdivision Plan. ***The motion carried.***

- C. Ron Carter – 420 Glenville Road - Lots 4A & 4B - Waiver Request from the Subdivision and Land Development Ordinance (SALDO) - Article 5, Section 515.C.(2) - A Nitrate Study shall be required for all lots to determine the minimum lot size required in accordance with the PA Code, Title 25, Chapter 71, as Amended.

Ron Carter, 420 Glenville Rd, Hanover, Pa presented the waiver request to the Board of Supervisors.

Mike Knouse, C.S. Davidson said he would recommend that the Board of Supervisors defer the waiver request to the Planning Commission for review and a recommendation.

SUBDIVISION PLANS:

A. EXTENSIONS:

James Horak & Donald Yorlets Partnership, 7 - Lot Preliminary Subdivision Plan

In a motion by Supervisor Woerner and seconded by Supervisor Staaf, and carried, the Board granted the 90 day extension requests for the following plan: James Horak & Donald Yorlets Partnership, 7 - Lot Preliminary Subdivision Plan.

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, James Horak & Donald Yorlets Partnership, 7 - Lot Preliminary Subdivision Plan, St. David's United Church of Christ, 1-Lot Final Plan, George Morningstar – 420 Impounding Dam Rd.- 3-Lots - Add On Final Subdivision Plan

In a motion by Supervisor Woerner and seconded by Supervisor Parr, and carried, 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, James Horak & Donald Yorlets Partnership, 7-Lot Preliminary Subdivision Plan, St. David's United Church of Christ, 1 - Lot Final Plan

***West Manheim Township Board of Supervisors Meeting
August 1, 2013 (Cont'd)***

SUPERVISORS AND/OR PUBLIC COMMENTS:

Supervisor Hartlaub asked if there were any visitors present that wished to address the Board.

Stan Werkheiser, 60 Sara Lane, Hanover, Pa.

Dave Barber, Kenlee Circle, Hanover, Pa.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Tuesday, August 20, 2013 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Thursday, September 5, 2013 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: The Regular Meeting was adjourned at 8:00 p.m. in a motion by Supervisor Staaf, seconded by Supervisor Parr and carried.

Respectfully submitted,

Laura Gately
Secretary