

**WEST MANHEIM TOWNSHIP**  
**BOARD OF SUPERVISORS MEETING MINUTES**

Regular Meeting/Work Session

Tuesday, March 17, 2015  
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.

Chairman Hartlaub called the Meeting to Order at 7:00 p.m., followed by the Pledge to the Flag and Invocation by Supervisor Woerner.

ROLL CALL: Present were Supervisors Ault, Blettner, Hartlaub, Staaf and Woerner. Also present were, Christopher Toms from C. S. Davidson, Inc. and Manager Kevin Null. Solicitor Linus Fenicle was not present.

VISITORS: Supervisor Hartlaub welcomed visitors. Visitors register attached.

APPROVAL OF AGENDA: Supervisor Woerner made a motion to approve the Agenda with the addition of *Item 14 Old Business, no. 2 – Cable Franchise Audit*, seconded by Supervisor Ault. Motion carried.

APPROVAL OF MINUTES: Supervisor Staaf made a motion to approve the Minutes of the Work Session Meeting of Tuesday, February 17, 2015, seconded by Supervisor Blettner. Motion carried.

APPROVAL OF DISBURSEMENTS: Supervisor Blettner made a motion to approve the Disbursements from all Funds (as listed), seconded by Supervisor Staaf. Motion carried.

CORRESPONDENCE: Chairman Hartlaub noted the Township did not receive any correspondences.

REC. BOARD REPORT: Chairman Hartlaub noted there was no Rec. Board Report.

SOLICITOR'S REPORT: Chairman Hartlaub noted there was no Solicitor's Report.

ENGINEER'S REPORT: Christopher Toms, Township engineer, presented High Pointe at Rojen Farms – Phase IIA – Public Improvements Security Bond release of \$98,566.16 with a remaining balance of \$129,286.74.

Supervisor Staaf made a motion to release the Public Improvements Security Bond for \$98,566.16, as requested, seconded by Supervisor Woerner. Motion carried

The next item the Township Engineer brought before the Board was Application for Payment #4 for Christian's Drive storm water replacement. The amount for payment \$10,085.62, which is for the last run of 30- inch storm sewer pipe that was constructed after the York Water conflict was resolved about the two pipes. The Application is just for the pipe. Chris Tom, Township Engineer will be submitting a change order at the next meeting.

Supervisor Ault made a motion to pay \$10,085.62 to Clear View Execution. Inc. for work completed to date, as requested, seconded by Supervisor Woerner. Motion carried.

The last item Chris Toms, Township Engineer brought before the Board a request from Woodhaven for High Point, Phase 2 B Preliminary Final Plan. This is a plan where they combine the Horak-Yorlets property with High Point. There is an outstanding balance of \$1,975.79. Wood Haven is requesting a refund in that amount. C. S. Davidson has no problem with releasing those funds. Woodhaven also requested the same amount for Phase 1, but that project is still in the 18-month maintenance period. Chris Toms does not recommend the release of those funds for Phase 1. This request is for Project No. 120430820 Phase 2 B Preliminary Plan.

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Supervisor Ault made a motion to return escrow funds in the amount \$1,975.79, as requested, seconded by Supervisor Blettner. Motion carried.

REPORTS: Supervisor Staaf made a motion to approve all department reports for January 2015, as distributed, seconded by Supervisor Blettner. Motion carried.

MANAGER'S REPORT: Kevin Null, Township Manager gave an overview report for March 5, 2015, as submitted along with some updates. In the Manager's original report, he reported Public Works worked 535 man-hours plowing snow and approximately 249 tons of salt and 471 tons of anti-skid. Kevin noted the Township is over budget for overtime. Overtime for the month was \$5,206. Through the middle of February, the Township spent \$32,788 for anti-skid and salt. Since that report, the Township did experience a major snowfall and is now over budget. The Manager feels the new total will be around \$42,000.

Kevin Null, Township Manger informed the Board York Waste Disposal has asked for their second extension. He explained the current contract is a four year contract with a 2 year extension. They asked for and received an extension in 2014. They are now requesting an extension for the 2015 year. York Waste Disposal will need to re-bid for the contract next year. The contract is up March 31, 2016.

Supervisor Woerner made a motion to approve the extension request from March 2015 – March 2016, seconded by Supervisor Blettner. Motion carried.

OLD BUSINESS:

1. Peddling Ordinance

Supervisor Woerner made a motion to authorize the advertisement of the Peddling Ordinance with one change on Page 3, Section 1.8 under Regulations Section A that the time is change from 9:00 a.m. to 6 p.m., seconded by Supervisor Ault. Motion carried.

2. Cable Franchise Audit

Supervisor Blettner made a motion to allow an audit of the Township's Cable Franchise Agreement, seconded by Supervisor Staaf. Motion carried.

NEW BUSINESS:

A. Rec. Board Recommendation – Ball Field Usages Fee

Kevin Null, Township Manger explained to the Board in the past the Rec. Board asked for donations from any organization that used the fields. Since not all organization paid their fair share, this year the Rec Board is recommending setting a usage fee per season of \$325.00 for a league and \$200.00 for tournament fees.

Supervisor Staaf made a motion to approve adding the recommended fees to the Township's Fee Schedule, seconded by Supervisor Blettner. In a unanimous roll call vote, the motion carried.

B. Reservoir Heights – Phase 2 – Section B & C Final Subdivision Plan

Kevin Null, Township Manager, informed the Board the Township received a letter asking for an extension until May 7, 2015.

Supervisor Woerner made a motion granting the extension until May 7, 2015 for Reservoir Heights, seconded by Supervisor Blettner. Motion carried.

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C. High Pointe at Rojen Farms – Farms- Parcel B & C – Final Subdivision Plat

Jim Piet with High Pointe, LLC of Woodhaven Building and Development was present to discuss the Plat. They propose no improvements for the Plat at this time. Mr. Piet explained this is the way the remaining lots in West Manheim Township can be legally and cleanly describe. It makes for a cleaner subdivision for conveyance of the property.

Supervisor Woerner made a motion to approve this plat based on the favorable recommendation of the Planning Commission with the notation that York County would like added to the Plan, seconded by Supervisors Blettner.

Chris Toms, Township Engineer asked Supervisor Woerner to revise his motion to include the waiver requests. Chris informed the Board that the waivers were minor.

Supervisor Woerner revised his motion to include the waiver requests and to approve the waiver requests. Motion carried.

D. Peoples Bank – 1651 & 1659 Baltimore Pike – Waiver Requests

1. Waiver from Section 523 F.2.c.1 Fencing – to waive the installation of a 6-foot fence along the southern boundary line.

Supervisor Staaf made a motion to approve the waiver to allow the installation of a 6-foot fence along the southern boundary line with the stipulation if the existing fence on the adjacent property ever comes down Peoples Bank must install a new fence, seconded by Supervisor Woerner. Motion carried.

2. Waiver from Section 305.A to allow the Land Development Plan to proceed as a Final Plan waiving the Preliminary Plan.

Supervisor Staaf made a motion to approve the waiver to allow the Land Development Plan to proceed as a Final Plan, seconded by Supervisor Ault. Motion carried.

3. Waiver from Section 505.E.6. Clear Sight Triangle – dimensions to allow clear sight triangles as shown and dimensioned on the proposed Land Development Plan,

Supervisor Ault made a motion to approve the waiver from Section 505.E.6. Clear Sight Triangle, seconded by Supervisors Ault. Motion carried.

4. Waiver from Section 511.B.3 A. Access Drive – to allow an access drive to be installed within 200 feet of an adjacent driveway on adjoining lot.

Supervisor Staaf made a motion to approve the waiver to allow the installation of an access drive within 200 feet of an adjacent driveway on adjoining lot, seconded by Supervisors Ault. Motion carried.

5. Waiver from Section 512. Sidewalks – to waive the requirements to install sidewalk along the west side of the Baltimore Pike and south side of Simpson Drive.

Supervisor Staaf made a motion to deny the request from waiver to Section 512 - Sidewalks, seconded by Supervisors Woerner. Motion carried.

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6. Waiver from Section 513. Curbing – to waive the requirements to install curbing along the west side of the Baltimore Pike.

Supervisor Staaf made a motion to deny the request from waiver to Section 513 - Curbing, seconded by Supervisor Blettner. Motion carried.

**E. SUBDIVISIONS PLANS**

**A. 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, Ron & Sheila Carter – Maryland View Farms – Glenville Rd - Lot #4 – 2-Lot Add-On

In a motion by Supervisor Ault and seconded by Supervisor Blettner, 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, Ron & Sheila Carter – Maryland View Farms – Glenville Rd Lot #4 -2-Lot Add-On. Motion carried.

**SUPERVISORS AND/OR PUBLIC COMMENTS:**

Lewis Waltz, 150 Oak Hills Drive, brought his concerns of stagnant water in swimming pools and the safety and health concerns that stagnant water creates. He brought a sample ordinance prepared by the Pennsylvania State Association of Boroughs for the Board to review and possibly considered.

Carron Berger, 60 St. Georgia Drive, came before the Board again to express her concerns about having fluoride in the Township's drinking water.

**NEXT SCHEDULED MEETINGS:** Supervisors Regular Meeting – Thursday, April 2, 2015 at 7:00 p.m., with Supervisors Caucus at 6:00 p.m. Supervisors Work Session – Tuesday, April 21, 2015 at 7:00 p.m., with Supervisors Caucus at 6:00 p.m.

**ADJOURNMENT:** Supervisor Ault made a motion to adjourn the Regular Meeting at 9:00 p.m., seconded by Supervisor Woerner. Motion carried.

Respectfully submitted,

Miriam Clapper  
Secretary