

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Thursday, April 2, 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, Manager Kevin Null, Solicitor Linus Fenicle, and Christopher Toms from C. S. Davidson, Inc.

VISITORS: Supervisor Hartlaub welcomed visitors. Visitors register attached.

APPROVAL OF AGENDA: Supervisor Ault made a motion to approve the Agenda as drafted, seconded by Supervisor Staaf. Motion carried.

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

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

CORRESPONDENCE: Chairman Hartlaub noted the Board received a request from the West Manheim Lions Club and Pleasant Hill Fire Company asking permission to hold their annual "*Wine Tasting on the Hill*" at the fire company. This year's event will take place on Saturday, September 26 and Sunday, September 27.

Supervisor Staff made a motion to allow the Wine Tasting on the Hill to take place at the Pleasant Hill Fire Company on Saturday, September 26 and Sunday, September 27, seconded by Supervisors Blettner. Motion carried

REC. BOARD REPORT: Christine Gienski, Chair, West Manheim Township Park and Recreation Board reported the Easter egg hunt was a success in spite of changing the date to the next day due to snow.

She reported they needed to replace the front tires on both of the Craftsman mowers, but they also needed to replace the rim on the mower they use on the ball field. The volunteers who mowed the ball field never told them the ball bearing went out and mowed the lawn with a mower that the wheel was laying on its side. They also would need to replace the battery in that mower.

The Eagle Scout, Nicholas Hawkins has decided to do the flower garden as his scout project. The Rec. Board has approximately \$300 for this project. Nicholas will draw a plan, present it to the Rec. Board and then he will come before the Supervisors to present his project.

The Rec. Board, along with Ian Duran, will be installing the bee boxes that Ian did for his school project on April 12.

She informed the Board April 18 is clean-up day in the park starting at 10 a.m., with April 19 at 1 p.m. as the rain date.

She informed the Board she will not be attending May's regular board meeting, but could give her report at the work session meeting in May.

Page 2
West Manheim Township Board of Supervisors Meeting
April 2, 2015

The last item she informed the Board she was in secret negotiation to get the concrete for the new pavilion donated. She would not reveal with whom she was discussing the donation.

Supervisor Blettner made a motion to accept the Rec Board's report, seconded by Supervisors Ault. Motion carried

SOLICITOR'S REPORT: Solicitor Linus Fenicle had nothing new to report that was not already on the Agenda.

ENGINEER'S REPORT: Christopher Toms, C. S. Davidson, noted the Supervisors had a copy of his report (copy in Township files). He noted that the only items that needed action were the application for payment and the change order for the Christians Drive Storm Sewer Replacement. He asked if they take action, could they do the change order first and the application for payment second. He explained the change order was for \$18,292.43.

Supervisor Staaf made a motion to approve the Change Order in the amount \$18,292.43 as requested, seconded by Supervisor Ault. Motion carried.

He then asked for approval of the Application for Payment for \$18,292.43.

Supervisor Staaf made a motion to approve the Application for payment in the amount \$18,292.43 as requested, seconded by Supervisor Ault. Motion carried.

REPORTS: Kevin Null, Township Manager, gave an overview of each department report for February 2015.

Supervisor Ault made a motion to approve all department reports items 1 thru 9 for February 2015, as distributed, seconded by Supervisor Blettner. Motion carried.

MANAGER'S REPORT: Kevin Null, Township Manager gave an overview of his March report as distributed and requested authorization to advertise the surplus equipment the Township has for sale, which is a Steiner mower, a snow blower and a trailer.

Supervisor Ault made a motion to advertise the surplus equipment the Township has for sale, seconded by Supervisor Blettner. Motion carried.

The last item Kevin Null brought to the Board's attention, sidewalks on the Lutheran Social Services (LSS) property. Kevin Null explained L.S.S. should have installed sidewalks 2 years ago. He explained that L.S.S. is aware they need to install the sidewalks, because they have brought in plans detailing what they would like to do along Sunset Drive. Kevin requested authorization to send a compliance notice to L.S.S. stating they must install the sidewalks on Sunset Drive per their plans.

Supervisor Staaf made a motion authorizing Kevin Null, Township Manager to send Lutheran Social Services a compliance notice to install sidewalks along Sunset Drive, seconded by Supervisor Blettner. Motion carried.

Supervisor Ault made a motion to accept and approve the Manager's Report as distributed, seconded by Supervisor Staaf. Motion carried.

OLD BUSINESS:

A. Consideration for Adoption of Peddlers Ordinance

Linus Fenicle informed the Board the new Peddling Ordinance was duly advertised and ready for consideration of adoption. This new ordinance would repeal the ordinance that is presently in effect. The new ordinance would require a license for solicitors and limit peddlers and solicitors at certain locations.

Page 3
West Manheim Township Board of Supervisors Meeting
April 2, 2015

Supervisor Woerner made motion to approve Ordinance 2015-01, as drafted and duly advertised, by a roll call vote, seconded by Supervisor Staaf. In a unanimous roll call vote, the motion carried.

NEW BUSINESS:

A. Appointment to Vacancy Board Chairman

Kevin Null, Township Manager informed the Board there was an opening on the Vacancy Board; the opening was advertised on the Township's website. The Township received one letter of interest in the opening to the Vacancy Board and his name was John Berry.

Supervisor Ault made a motion to appoint John Berry as Vacancy Board Chairman, seconded by Supervisor Staaf. Motion carried.

E. SUBDIVISIONS PLANS

A. Peoples Bank – 1651 & 1659 Baltimore Pike –Final Subdivision & Land Development Plan

Ted Decker of Group Hanover, Inc. and Todd Tyson, representing Peoples Bank, were present requesting final approval of the Peoples Bank Final Subdivision and Land Development Plan. Mr. Decker informed the Board that he has addressed the additional testing for storm water and received favorable results. They did make a slight adjustment on the size of the bed.

He has given the Township's engineer the revised business sign information. They have scaled the sign to meet the Sign Ordinance. He does realize the sign application will need reviewed before issuing a permit for the sign.

Chairman Hartlaub asked if Chris Toms, Township engineer wanted to read his review to make sure it was in compliance. Mr. Toms informed the Board that he had not seen the new plans to review them. Mr. Toms explained that Mr. Decker was commenting on the conditions for approval that the Planning Commissions had wanted addressed.

A discussion took place on the best way to phrase the motion in a way that addresses all of the engineer comments. The Engineer will read his comments into the minutes. Mr. Toms asked Mr. Decker if he wanted to bring anything else before the Board. Mr. Decker explained he had addressed the main items along with placing the sidewalks outside of the sanitary sewer easements. He informed the Board and Mr. Toms that Strickler signs has given them a revised sign data to comply with the Sign Ordinance.

Chairman Hartlaub asked if they had received the Highway Occupancy Permit and they had not, but TRG was the company handling that permit.

Linus Fenicle, Township Solicitor explained they could give conditional approval, with each of the items listed in the minutes. He asked that Chris Toms, Township engineer to read his comments into the minutes with a 90-day approval time.

Supervisor Ault made a motion to give conditional approval of the Land Development Plan with all engineer comments needing addressed within 90 days, seconded by Supervisor Staaf.

Those conditions are as follows:

1. Details of the business sign should be provided to ensure it conforms to Article 8 §1 of the Township Zoning Ordinance.

Page 4
West Manheim Township Board of Supervisors Meeting
April 2, 2015

2. The “right-out” access onto Baltimore Pike will require a Highway Occupancy Permit from PennDOT.
3. A Soil Erosion and Sedimentation Control plan approved by the York County Conservation District should be submitted to the Township. (§406.A)
4. The sanitary sewer easement should be considered when siting the sidewalks.
5. Public improvement security should be provided in a form acceptable to the Township prior to plan approval. Any approval of the plan would need to be conditioned on acceptance of this security (§602), and that the security be supplied to the Township.
6. Recommend an additional infiltration test be conducted at the location and depth of the proposed infiltration bed. Given the nature of the design it should be clear it will function properly. (§310.A.6.b)

Linus Fenicle, Township Manager reminded the Board members the conditions should be accepted by the Developer within 15 days. He then asked the Developer if the conditions were acceptable and received an answer of yes, the conditions were acceptable.

Linus Fenicle, Township Solicitor reminded Kevin Null, Township Manager to draft a letter laying out all of the conditions which the developer will need to sign and return to the Township within 15 days.

Chairman Hartlaub called for a vote on the motion. Motion carried.

B. Extension Request.

Chairman Hartlaub explained that the Township has received extension request for items 1 thru 7 listed on the Agenda.

Kevin Null, Township Manger gave a little history on each plan. Board members would like Kevin to ask the developers to come to a meeting to discuss where they are at in developing their property.

Supervisor Staaf made a motion to grant the request for extension for items 1 – 7, seconded by Supervisor Blettner. Motion carried.

C. 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.

In a motion by Supervisor Ault 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. Motion carried.

Page 5
West Manheim Township Board of Supervisors Meeting
April 2, 2015

SUPERVISORS AND/OR PUBLIC COMMENTS:

Supervisor Ault brought up two items to the Board to consider, one is using pure salt versus anti-skid. He would like a breakdown of how much supplies and man-hours are used when handling snow and the effects of the cleanup. Supervisor Ault expressed in the long run it might be cheaper to use pure salt and less anti-skid.

Supervisor Ault's second concern is the condition of Musselman Road. He feels the road is shot. Supervisor Hartlaub believes that the road needs to be built to handle heavy truck traffic. Supervisor Ault would like the Board to look at the General Fund or Liquid Fuel Funds to repair the road.

Jason Menges, 37 St. Georgia Drive, thanked the Board for passing the new Peddlers Ordinance.

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

ADJOURNMENT: Supervisor Staff made a motion to adjourn the Regular Meeting at 8:00 p.m., seconded by Supervisor Ault. Motion carried.

Respectfully submitted,

Miriam Clapper
Secretary