

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Thursday July 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 a moment of silence.

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

VISITORS: Supervisor Hartlaub welcomed visitors. Visitors register attached.

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

APPROVAL OF MINUTES: Supervisor Ault made a motion to approve the Minutes of the Work Session on Tuesday, June 16, 2015, seconded by Supervisor Staaf. Motion carried.

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

CORRESPONDENCE: Chairman Hartlaub noted the Board received no correspondences.

REC. BOARD REPORT: Christine Gienski, Chair, West Manheim Township Park & Recreation was not present, no report given.

SOLICITOR'S REPORT: Solicitor Linus Fenicle had nothing new to report.

ENGINEER'S REPORT: Christopher Toms, C. S. Davidson, noted the Supervisors had a copy of his report (copy in Township files). Since submitting his report, he has two additional items. First, Reservoir Heights, Phase 2B received conditional approval on the condition that they would need to post security. The developer has done the base paving, put in curbing, and done utility work. The Township has received the Performance Bond and the plans are ready for signing.

Seconded item, Chris informed the Board that the Township has received an application for payment #6 for Christians Drive storm sewer replacement. All of the work is complete. The final application for payment will be submitted once the contractor completes all documentation. The amount of the Application for Payment is \$37,897.20.

Supervisor Ault made a motion to accept the Application for Payment #6 in the amount \$37,897.20, seconded by Supervisor Staaf. Motion approved.

REPORTS: Kevin Null, Township Manager, gave an overview of each department report for May 2015, as submitted (copy in Township file).

Mike Hampton, EMA Director gave his report. He informed the Board that Engine #2 refurbishing is almost complete, but is not sure when it will be placed back in service.

He also informed the Board that he attended an 811 Safety Day in York with Jeff, Rummel and Tim Pfaff, the class was informative and well worth attending.

Supervisor Staaf made a motion to accept Reports 1 – 5, seconded by Supervisor Blettner. Motion carried.

MANAGER’S REPORT: Kevin Null, Township Manager, gave an overview of his report for July 2015 as submitted (copy in Township file).

Kevin reported that Public Works Brandon Martz is now a Certified Pesticide Applicator. This will allow the Township to spray weeds along the roadways and in the Rec Park.

He reminded the Board about the Grant from the Warehime Foundation for installation of a pavilion at the Rec Park. The cost of the pavilion is \$11,897, with installation at \$ 9,920 for a total of \$21,817. The grant is for \$25,000, leaving approximately \$3,000 remaining to use for the concrete pad. Chris Gienski will stake out the area where the pavilion will go and Public Works will do the site prep.

Kevin also informed the Board there will be two cases to come before the Zoning Hearing Board in July.

1. Variance from the required 35 -foot side yard setback to a 5-foot setback and from the required 40-foot rear yard setback to 35 feet to construct a garage at 2240 Garrett Road in the Farm Zone.

2. Variance from the required 5-degree slope for the installation of a driveway at 95 Shady Land.

Supervisor Ault made a motion to accept the Manager’s Report, seconded by Supervisor Blettner. Motion carried.

OLD BUSINESS:

None at this time.

NEW BUSINESS:

A. Authorization to Advertise the Code Adoption Ordinance

Supervisor Staaf made a motion to authorize advertising the Code Adoption Ordinance, seconded by Supervisor Blettner. Motion carried.

B. Norman B. & Janet M. Nace/Hanover First Church of God Waiver Request

Gerry Funke of G.H.I. (Group Hanover Inc.) was present on behalf of Mr. and Mrs. Nace and Hanover First Church of God. Mr. Funke gave an overview of the proposed project. As he pointed on the plan, he explained Mr. and Mrs. Nace own lots #3 and #4 and the Church own lots #1 and lot# 2. He explained that the YMCA would purchase lots #3 and #4. Once the purchase takes place, the YMCA and the Church will swap lot #2 for lot #4. He then explained the need for the waiver request.

1. Waiver request from Article 3 Section 305 A & B - A subdivision or land development plan may be reviewed and acted upon as a Final Plan without the necessity of a prior Preliminary Plan approval if it contains no more than four (4) lots...

Supervisor Blettner made a motion to approve the waiver request from Article 3 Section 305 A & B, seconded by Supervisor Ault. The motion carried.

2. Waiver request from Article 4 Section 402A.4.1f.5 – All on-lot sanitary sewers, wells and other water supply facilities within one thousand (1,000) feet.

Supervisor Staaf made a motion to approve the waiver request from Article 4 Section 402A.4.1f, seconded by Supervisor Ault. The motion carried.

C. Authorization to Submit (DEP) Tollgate Road Subdivision – Planning Module Approval

Supervisor Staaf made a motion to approve the request to submit the Planning Model to DEP seconded by Supervisor Blettner. In a Roll Call vote of those present, the Motion carried.

D. Authorization to Drive Emergency Equipment – Andrew Therit and Sean Michael McDonald

Supervisor Ault made a motion, giving authorization to drive emergency equipment to Andrew Therit and Sean Michael McDonald, seconded by Supervisor Blettner. The motion carried.

E. SUBDIVISIONS PLANS

A. Extension Request

1. Orchard Estate – Gobrecht, 56 Lot Preliminary Plan
2. Homestead Acres – J. A. Myers – Oakwood Dr. & Valley View Drive. – 134 Lot Preliminary Plan & Homestead Acres – J. A. Myers – Oakwood Dr. & Valley View Drive. – 366 Lot Preliminary Plan
3. Benrus Stambaugh II, et al – 1 Lot Land Development Plan – Brunswick Dr. & Oak Hills Dr.
4. Joshua Hill Farm – 124 Lot Preliminary Plan
5. The Warner Farm, 15-lot Preliminary
6. Preserve at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary
7. Horak –Yorlets Preliminary Plan
8. Tollgate Road Subdivision

Kevin Null explained that the Township has received extension request for items 1 thru 8 listed on the Agenda.

The Supervisors voiced their concerns on where these plans stand in development. Chris Toms, Township Engineer, informed the Board members that he was working on a spreadsheet showing the stages each of the plans are in in development and would review that spreadsheet with the Board when completed.

Supervisor Ault made a motion to approve the extension request for items 1 – 8, seconded by Supervisor Blettner. 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, Tollgate Road Subdivision.

In a motion by Supervisor Staaf 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

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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, Tollgate Road Subdivision. Motion carried.

SUPERVISORS AND/OR PUBLIC COMMENTS:

At this point, Chairman Hartlaub asked the Township Employees in attendance to meet in the Caucus Room after the meeting.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Tuesday, July 2, 2015 at 7:00 p.m., with Supervisors Caucus at 6:00 p.m. Supervisors Regular meeting – Thursday, July 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 7:50 p.m., seconded by Supervisor Ault. Motion carried.

Respectfully submitted,

Miriam Clapper
Secretary