

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, May 16, 2017
7 p.m.

The Regular Meeting of the West Manheim Township Board of Supervisors was held on Tuesday, May 16, 2017, at the Municipal Building at 2412 Baltimore Pike. Vice Chairman Ault called the Meeting to Order at 7:10 p.m., followed by the Pledge to the Flag and Invocation by Vice Chairman Ault.

ROLL CALL: Present were Supervisors Ault, Blettner, and DeGennaro. Also present were, the Township Manager Marc Woerner, Township Solicitor Walter Tilley, III, and Township Engineer Chris Toms. Supervisors Harold Hartlaub and James Staaf were not present. A quorum was present.

ANNOUNCEMENT: Vice Chairman Ault informed those present that the Board held an executive session before tonight's meeting to discuss labor negotiations

PUBLIC COMMENTS ON AGENDA ITEMS: Vice Chairman Ault asked all present if anyone wanted to address the Board and received no answer.

APPROVAL OF MINUTES: Before approving the minutes of May 4, 2017, Supervisor DeGennaro questioned the last paragraph on page 1 under Discussion Items, he then read from the May 4, 2017 minutes. *Ms. Kane...After explaining the benefits, she made the Board aware that 12 percent of the residents in West Manheim Township use the library.* Supervisor DeGennaro then expressed that her point was that 12 percent of the materials taken out of the Library were taken out by the residents of West Manheim Township.

Supervisor Blettner made a motion to approve the Minutes of the Board of Supervisors Work Session on Thursday, May 4, 2017, with the Township Secretary reviewing what was said by library representative, Lisa Kane, seconded by Supervisor DeGennaro. **Motion carried.**

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

CORRESPONDENCE: Vice Chairman Ault noted the Board received the following correspondences.

1. Pennsylvania Department of Environmental Protection Agency MS4 Program

REC. BOARD REPORT: Kelli Reed and Deb Marsh were present to represent the West Manheim Township Park and Recreation Board. There was no report given.

SOLICITOR REPORT: Solicitor Walter Tilley had nothing new to report.

ENGINEER REPORT: Christopher Toms, C. S. Davidson, reviewed his written report dated May 2017. (copy in Township files).

DCNR Grant for Township Park

Township Engineer Chris Toms spoke to the representative from the Rec Board on where things stand with the DCNR Grant for the Township Park. He advised that the Township should seek an extension for the DCNR Grant. The Board agreed to seek the extension.

DEVELOPMENT PLANS AND STORMWATER REVIEWS

Chris Toms, C.S. Davidson reviewed the following action items from his report:

Auchey Acres

Township Engineer Chris Toms explained that since filing his report some issues had come to his attention. He explained that Auchey Acres listed on his report will go before the Planning Commission on Thursday, May 18, but there is a sewage planning module the needs to be signed.

Supervisor Blettner made motion to accept the planning module, seconded by Supervisor DeGennaro. Motion carried.

Homestead Acres, Phase 1 Final

Township Engineer Chris Toms then addressed Homestead Acres Phase I Final Land Development public improvements' security estimate. He also informed the Board members that the Township received a planning module for Homestead Acres, Phase I. The planning module had a thirty (30) day comment period which would end May 20, 2017. Jeff Stough representing Homestead Acres plan came forward to request that the Board grant approval to sign the plan once the 30-day review period had ended, which would allow the planning module to continue to go forward.

Supervisor DeGennaro made a motion to approve signing the Homestead Acres Phase I planning module on the condition that no comments are received before the 30-day review time has expired, seconded by Supervisor Blettner. Motion carried.

Supervisor Blettner made a motion directing Township Manager Marc Woerner to prepare a letter on township letterhead approving the required posting security in the amount of \$1,495,102.50 (One Million, Four Hundred Ninety-Five Thousand, One Hundred Two Dollars and Fifty Cents), seconded by Supervisor DeGennaro. Motion carried.

Springvale

Township Engineer Chris Toms informed the Board that the developer of the Springvale 8 Lot Subdivision located off Tracey Road and Glenville Road had agreed to improve a portion of Tracey Road to a width of 18 feet between

Hobart Road and Glenville Road an area of about 2,000 feet when half of the lots were completed. They are now at the phase where the developer needs to improve Tracey Road.

Township Engineer Chris Toms explained that to widen the street to 18 feet would require removing numerous trees and a springhouse along with a significant amount of disturbance and would be very disruptive to make the changes. The developer proposed paving Tracey Road at the same width which would reduce any hardship to the existing property owners. For clarification, Township Manager Marc Woerner explained the developer is willing to pave the entire length of Tracey Road at its current width of 12 feet from Hobart Road to Glenville Road at the Township's road standards in place at the time Springvale Subdivision was approved.

Township Engineer Chris Toms will inform the developer that the Township is generally in favor of what they are proposing. He will have more information at the next supervisor meeting.

REPORTS: (Copies in Township file)

1. Monthly Budget Review – Treasurer's Report - April, 2017
2. Chief of Police, Monthly Activity Report – April, 2017
3. Public Works Report – April, 2017
4. Pleasant Hill Volunteer Fire Co.-EMS Reports – April, 2017
5. EMA Report – April, 2017
6. Code Enforcement Officer Report – April, 2017
7. Utilities Supervisor's Report – April, 2017
8. SEO Report – April, 2017

Chief Tim Hippensteel gave a brief overview of his report.

Supervisor Blettner made a motion to accept the Reports 1 through 8, seconded by Supervisor DeGennaro. Motion carried.

MANAGER REPORT Manager Marc Woerner gave an overview of his report (copy in Township file).

Supervisor Blettner made a motion to accept the Manager's Report as listed, seconded by Supervisor DeGennaro. Motion carried.

OLD BUSINESS:

A. Motion to Adopt Resolution # 2017-05, Establishing Rules and Regulations for The Conduct of Public Meetings of The Board of Supervisors

A RESOLUTION OF THE TOWNSHIP OF WEST MANHEIM, IN THE COUNTY OF YORK, COMMONWEALTH OF PENNSYLVANIA, ESTABLISHING RULES AND REGULATIONS FOR THE CONDUCT OF PUBLIC MEETINGS OF THE BOARD OF SUPERVISORS.

Supervisor Blettner made a motion to adopt Resolution #2017-05 Establishing Rules and Regulations for The Conduct of Public Meetings of the Board of Supervisors, seconded by Supervisor DeGennaro. In a roll call vote of members Ault, Blettner, and DeGennaro all voting yes, the Motion carried.

NEW BUSINESS:

A. York County Planning Commission Presentation on MS4 Storm Water – CBPRP – Pam Schellenberger

Pam Schellenberger came before the Board to speak on the requirements for MS4 storm water requirements. She explained that the MS4 mandate is due to the EPA’s Clean Water Act to clean up the Chesapeake Bay by 2025. She explained the requirements, how York County planned on meeting the requirements and what the cost is to York County and 44 municipalities participating to meet the MS4 requirements.

After a question and answer period, Ms. Schellenberger indicated that the York County Planning Commission was looking for which funding scenario the Township may prefer. The Supervisors preferred 2B. (Copy in file)

SUBDIVISION PLANS:

A. Request for Final Plan Approval for High Pointe at Rojen Farms – Revised Parcel B – Final Subdivision Plan (Review Time Expires 6/26/2017)

Robert Sharrah of Sharrah Design Group was present to represent Woodhaven Building and Development to discuss High Pointe at Rojen Farms – Revised Parcel B – Final Subdivision Plan and High Point at Rojen Farms South Section – South Section IIB & IIC.

Supervisor Blettner made a motion to approve the High Pointe at Rojen Farms – Revised Parcel B – Final Subdivision Plan on the condition that the all requested waivers be listed on the plan, seconded by Supervisor DeGennaro. Motion carried.

B. Request Final Plan Approval for High Pointe at Rojen Farms – South Section IIB & IIC (Review Time Expires 6/14/2017)

Supervisor DeGennaro made a motion to approve the High Pointe at Rojen Farms – South Section IIB & IIC – Final Subdivision Plan on the condition of posting security in the amount of \$2,553,026.30 (Two Million, Five Hundred Fifty-Five Thousand, Twenty-Six Dollars and Thirty cents), seconded by Supervisor Blettner. Motion carried.

EXTENSION REQUEST PER DEVELOPER LETTER:

Extension Request for Homestead Acres – Phase I – 53 Lot Final Subdivision Plan - J. A. Myers (Review Time Expires 5/19/2017)

Jeff Stough was present to represent J.A. Myers Building and Development's request for an extension for Homestead Acres.

Supervisor DeGennaro made a motion to grant the extension request for Homestead Acres, Phase I until November 24, 2017, on the condition that J. A. Myers post the bond as a final condition on his original motion, seconded by Supervisor Blettner. Motion carried.

B. ALL TO BE TABLED:

In a motion by Supervisor DeGennaro and seconded by Supervisor Blettner, the Board tabled all the following plans: Homestead Acres – Phase I – 53 Lot Final Subdivision Plan, review Time Expires 5/19/2017, Wyndsong Pointe - Phase II, 15 - lot Final, review time expires 06/21/2017, Fuhrman Mill Heights, 1- lot, 34-Units-Final Plan, review time expires 06/21/2017, Fox Run Village, 25 - lot Final, review time expires 06/21/2017, Steeple Chase, 12-lot Final, review time expires 06/21/2017, Northfield – Phase I 38 Lot SFD Preliminary Plan, review time expires 06/21/2017, Smith Estates – 2 Lot Preliminary/Final Subdivision Plan review time expires 07/02/2017, Joshua Hill Farm, 124 - lot Preliminary, review time expires 07/07/2017, The Warner Farm, 15-lot Preliminary, review time expires 07/07/2017, Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, review time expires 07/07/2017, Auchey Acres – 4 - Lot Final Subdivision Plan Review Time Expires 07/31/2017, Benrus Stambaugh et al, Land Development Plan, review time expires 11/03//2017

SUPERVISORS AND/OR PUBLIC COMMENTS:

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, June 1, 2017 at 7 p.m. with Supervisors Caucus at 6 p.m. Supervisors Regular Meeting - Tuesday, June 20, 2017 at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor DeGennaro made a motion to adjourn the Regular Meeting at 8:45 p.m., seconded by Supervisor Blettner. Motion carried.

Miriam E. Clapper, Secretary

Chairman