

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, July 5, 2018 - 7:00 p.m.

Chairman Hartlaub called the Work Session to Order at 7 p.m., followed by the Pledge to the Flag and Invocation by Supervisor Ault.

ROLL CALL: Present were Supervisors Ault, Hartlaub, Rynearson, Staaf, Solicitor Walter Tilley, III, Township Manager, Marc Woerner and Township Engineer, Chis Toms. Supervisor Blettner was not present. A quorum was present.

CHIEF OF POLICE SWEARING IN – Edwin Jeffrey Schneider

Chairman of the Board of Supervisors Harold Hartlaub swore in the newly appointed Chief of the West Manheim Township Police Department Edwin Jeffrey Schneider.

PUBLIC COMMENTS: Chairman Hartlaub asked all present if anyone wanted to address the Board and received no reply.

APPROVAL OF MINUTES: Supervisor Staaf made a motion to approve the Minutes of the Regular Board Meeting of Thursday, June 19, 2018, seconded by Supervisor Rynearson. **Motion carried.**

Supervisor Staaf made a motion to approve the Minutes of the Special Meeting held on Friday, June 29, 2018. **Motion carried.**

CORRESPONDENCE: Chairman Hartlaub noted the Board received no correspondences.

APPROVAL OF DISBURSEMENTS: The Disbursements from all Funds were approved, as listed, in a motion by Supervisor Ault, seconded by Supervisor Rynearson. **Motion carried.**

ACTION/DISCUSSION ITEMS:

ACTION ITEMS.

A. Developers Extension Request

Jim Piet representing Woodhaven Homes came before the Board to explain why Woodhaven Building and Development, Inc. was requesting a six-month extension for each of the Preliminary Plans. He referred to his letter stating the importance of knowing the outcome of the potential sale of the Township's sewer system. He reminded the Board members that they directed Woodhaven Building and Development, Inc. to provide sewer service to Woodhaven's three subdivisions through a private wastewater treatment plant. After Woodhaven Building and Development, Inc. went through the process of obtaining the necessary permits and approvals for private treatment plant, the Township then ask them to consider connecting to the public sewer. He explained the outstanding items left to be addressed deal with utilities. A discussion took place on why they hadn't moved forward with these projects, Chairman Hartlaub asked for a motion of the extension requests.

1. Joshua Hill Farm, 124 - lot Preliminary, review time expires 07/18/2018
2. The Warner Farm, 15-lot Preliminary, review time expires 07/18/2018
3. Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary, review time expires 07/18/2018

Supervisor Ault made a motion to grant the request for a six-month extension for Joshua Hill Farm, 124 - lot Preliminary, The Warner Farm, 15-lot Preliminary, and Preserves at Codorus Creek IV (Marlee Hill), 79 - lot Preliminary unless something happens with the plans. If nothing happens within the six-month extension time, the next request will be denied, seconded by Supervisors Rynearson. **Motion carried.**

B. John Deere Grooming Mower

Supervisor Ault made a motion to put the John Deere grooming mower and tractor on Municibid, seconded by Supervisor Staaf. **Motion carried.**

C. Motion to advertise the Quality of Life Ordinance

AN ORDINANCE TO PROVIDE FOR THE ISSUANCE OF TICKETS FOR THOSE OFFENSES AS DEFINED BY RESOLUTION RATHER THAN CITATIONS AS THE INITIAL FORM OF DUE PROCESS THEREBY PROMOTING THE BEST INTEREST OF THE RESIDENTS OF THE TOWNSHIP OF WEST MANHEIM BY PERMITTING THE RESOLUTION OF AN ALLEGED VIOLATION IN AN EXPEDITIOUS FASHION WITHOUT RESORTING TO THE COURTS TO RESOLVE THE MATTER.

Supervisor Staaf made a motion to advertise the Quality of Life Ordinance, seconded by Supervisor Rynearson. **Motion carried.**

D. Bob Sharrah request for signatures on a Revised Plan for Auchey Acres Final Plan

Robert Sharrah of Sharrah Design was present to explain to the Board members that the previously approved Auchey Acres Final Plan contained two note errors. He explained under the WEST MANHEIM TOWNSHIP NOTES on the original plan one refers to “High Pointe at Rojen Farm Homeowners Association” and the other refers to the restricted covenants. During the first sale of one of the lots, the attorney noticed the mistake and explained to make this right a revised cover sheet needed to be submitted and recorded.

Supervisor Ault made a motion to sign the Revised Auchey Acres Final Plan, seconded by Supervisor Staaf. **Motion carried.**

E. Waiver Request for Stormwater Modification from J.A. Myers & Jodi M. Divido-Myers-Harper’s Hill – 20 Lot Preliminary Plan

Robert Sharrah of Sharrah Design Group was present to request a waiver/modification from the literal compliance to §221.11.K of the West Manheim Township Stormwater Ordinance for the J. A. Myers &

Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan. Mr. Sharrah pointed to his letter dated June 13, 2018 (copy in file), the reasons he felt the waiver should be granted. He stressed that the Developer would be providing the required stormwater management. He proceeded to give a presentation on what he was requesting. After discussing the merits of the request, Chairman Hartlaub asked for a motion on the request.

Supervisor Ault made a motion denying the waiver request for stormwater modification from J.A. Myers & Jodi M. Divido-Myers- Harper's Hill – 20 Lot Preliminary Plan, seconded by Supervisor Staaf. **Motion carried.**

F. Tax Sale Purchase Offer – 2180 Black Rock Road

Township Manager Marc Woerner explained the Township had received an OFFER TO PURCHASE PROPERTY FROM THE REPOSITORY LIST OF THE YORK COUNTY TAX CLAIM BUREAU form. He explained that the County had received a bid of \$500 for this parcel and the Township would need to either accept the bid or reject the bid. The parcel would be placed back on the tax rolls by accepting the bid. He also noted the \$500 bid goes to the County not the Township and the Township would only receive taxes on the \$500.

Supervisor Ault made a motion to approve the sale of \$500 (Five Hundred Dollars) to Jason Snelbaker, seconded by Supervisor Rynearson. **Motion carried.**

DISCUSSION ITEMS

A. Recreation Park DCNR Grant

Chris Toms Township Engineer pointed out to the Board members in their packets were updated copies of the most recent plans. He also pointed to the updated quotes and estimates that he gave them during the Caucus meeting. He explained to be compliant with the rant, which expires at the end of the year, he needs to bid this project out as soon as possible. He then asked for authorization to advertise for bids.

Supervisor Ault made a motion to give authorization to Chris Toms, Township Engineer to advertise for bids for the grant at the Rec Park, seconded by Supervisor Rynearson. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS: Chairman Hartlaub asked all present if anyone wanted to address the Board and Mr. Matthew Guthrie and Mr. Charles P. Bowman approached the Board. Mr. Guthrie explained that Mr. Bowman wanted to submit his request to be exempt from the required deed restriction noted on the previously approved Charles P. Bowman III and Pamela E. Bowman Final Subdivision Plan.

NEXT SCHEDULED MEETINGS: Board of Supervisors Regular Meeting – Tuesday, July 17, 2018 at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, August 2, 2018 at 7 p.m. with Supervisors Caucus at 6 p.m.

West Manheim Township
Board of Supervisors Work Session
July 5, 2018
Page 4

ADJOURNMENT: Supervisor Ault made a motion to adjourn the work session at 7:50 p.m., seconded by Supervisor Ryneerson. **Motion carried.**

Respectfully submitted,

Miriam Clapper, Secretary

Chairman