

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, November 1, 2018 - 7:00 p.m.

Chairman Hartlaub called the Work Session to Order at 7:05 p.m., followed by the Pledge to the Flag and Invocation by Township Secretary, Miriam Clapper.

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

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

APPROVAL OF MINUTES: Supervisor Blettner made a motion to approve the Minutes of the Regular Board Meeting of Tuesday, October 16, 2018, seconded by Supervisor Ryneerson. **Motion carried.**

ANNOUNCEMENT: Chairman Hartlaub announced that an executive session was held before the meeting to discuss the sale of the sewer system.

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 Ryneerson, seconded by Supervisor Staaf. **Motion carried.**

ACTION/DISCUSSION ITEMS:

ACTION ITEMS.

At this point in the meeting Chairman Hartlaub asked for a motion to advertise sewer repairs that needed to be done throughout the township.

Supervisor Staaf made a motion to advertise the 2018 sewer repairs, seconded by Supervisor Blettner. **Motion carried**

A. Motion to adopt to Yard Waste Ordinance #2018-02

AN ORDINANCE PROHIBITING THE DISPOSAL OF GRASS CLIPPINGS AND YARD WASTE ON THE TOWNSHIP STREETS; TO PROVIDE FOR THE ISSUANCE OF TICKETS AS THE INITIAL PENALTY AND FOR ADDITIONAL ENFORCEMENT AND PENALTIES

Supervisor Ryneerson made a motion to adopt Yard Waste Ordinance #2018-02, seconded by Supervisor Staaf. In a roll call vote Supervisors Blettner, Hartlaub, Ryneerson and Staaf voted yes. **Motion carried.**

B. Waiver Requests for South Hanover Medical Office – Final Subdivision and Land Development Plan

Jeff Stough of New Age Associates, Inc., came before the Board members to ask the Board to approve the seven waivers that the developer for South Hanover Medical Office is requesting. He then proceeded to explain the reason that each waiver was needed.

1. S.235-12.D – Traffic Study – request to modify the requirement of a full traffic study to providing a trip generation letter showing projected trips due to the proposed medical office along with a future grocery store (lot 4 and how it relates to the original assumption of the initial traffic study for the signal light.
2. S.234-12.E – Environmental Impact Assessment – request to waive the impact assessment since this lot is an idle piece of ground initially proposed for development.
3. S.235-52.B(4) – Access Drive Setback along Side Property Line – request to waive the setback requirement along the property line of lots 3 and 4 since a shared access drive is proposed.
4. S.235-53 – Sidewalk – request to waive the requirement of sidewalk on lot 4 until lot 4 is developed. A sidewalk note is provided on sheet 3.
5. S.235-64.E(4)(a)[4]-Mid-row Parking Islands - request to waive mid-row parking islands every 20 spaces to allow for ease of snow plowing.
6. S.235-64.E(4)(a)[5]-Landscape Divider Strip - request to waive the landscape divider strip between rows of parking to allow for ease of snow plowing.
7. S.235-64.E(4)(a)[7] - Curbing or Wheel Stops to be Provided at Terminal Landscaped Islands - request to waive curbing or wheel stops at terminal landscaped islands as these islands will be depressed with river rock mulch to provide additional infiltration of stormwater.

After reviewing each of the waiver requests and answering the questions and concerns of the Board of Supervisors, Supervisor Blettner made the motion granting the waiver request.

Supervisor Blettner made a motion to grant the waiver requests for the South Hanover Medical Office one through seven, seconded by Supervisor Rynearson. **Motion carried.**

DISCUSSION ITEMS

Chairman Hartlaub noted there were no discussion items at this time.

SUPERVISORS AND/OR PUBLIC COMMENTS:

Chairman Hartlaub asked all present if anyone wanted to address the Board and received no answer.

NEXT SCHEDULED MEETINGS: Board of Supervisors Regular Meeting – Tuesday, November 20, 2018 at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, December 6, 2018 at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor Blettner made a motion to adjourn the work session at 7:30 p.m., seconded by Supervisor Staaf. **Motion carried.**

Respectfully submitted,

Miriam Clapper, Secretary

Chairman