

# WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

## WORK SESSION

**Thursday, May 2, 2019 - 7:00 p.m.**

Chairman Hartlaub called the Work Session to Order at 7:07 p.m., followed by the Pledge to the Flag and Invocation by Supervisor Ault.

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

ANNOUNCEMENT: Chairman Hartlaub announced that there was an executive session before the meeting to discuss personnel matters.

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 of Supervisors Meeting of Tuesday, April 16, 2019, seconded by Supervisor Ault. **Motion carried.**

CORRESPONDENCE: Chairman Hartlaub noted the Township received no correspondences.

### APPROVAL OF DISBURSEMENTS:

The Disbursements from all Funds were approved, as listed, in a motion by Supervisor Ault seconded by Supervisor Staaf. **Motion carried.**

### ACTION/DISCUSSION ITEMS:

#### ACTION ITEMS

A. Letter from South Western Recreation Commission asking for monetary support for the playground program.

Township Manager Marc Woerner informed the Board members that he had received a telephone call from the school district requesting this item be tabled until the May 21 board of supervisors meeting so that a representative from the South Western Recreation could come before the Board.

Supervisor Ault made a motion to table the letter from the South Western Recreation Commission, seconded by Supervisor Rynearson. **Motion carried.**

B. Final Plan Revision –Waiver Request –South Hanover Medical Office

Jeff Stough representative for MOB LLC and the South Hanover Medical Office came before the Board to request the following waivers from the West Manheim Township Subdivision and Land Development Ordinance for the South Hanover Medical Office and the justification for the requested waivers.

Section 235-21 A. Planning Commission's action on final plan: submission of plan stages, which states upon review, the Planning Commission shall make recommendation to the Board of Supervisors as to the approval, conditional approval or disapproval of said final plan as submitted. Such action shall take place at a regularly scheduled meeting of the Planning Commission or at a special meeting.

Jeff Stough explained that the changes were minor and would be reflected on the As-Built Plan, but the general contractor wanted to see them on the plans, which has been recorded, so they can bid the project accordingly.

Township Manager Marc Woerner informed the Board members that Township Engineer Chris Toms had reviewed the changes and that the changes are minor.

Jeff Stough then reviewed each change and why the change was needed. Supervisors, Township Solicitor Walt Tilley and Township Engineer all expressed their concerns and actions to take to bring the changes into compliance with the SALDO. Chris Toms suggested that a note be placed on the plan stating the date that the Board approved the changes to the sewer, water and gas line locations. Walt Tilley wanted a note added to 3A and 4A that Phase 2 improvements will be completed in five years.

Supervisor Ault made a motion to grant the waiver request to Section A upon review, the Planning Commission shall make recommendation to the Board of Supervisors as to the approval, conditional approval or disapproval of said final plan as submitted. Such action shall take place at a regularly scheduled meeting of the Planning Commission or at a special meeting, seconded by Supervisor Rynearson. **Motion carried.**

Supervisor Ault made a motion to approve the changes to the South Hanover Medical Office Final Subdivision and Land Development Plan Revisions on sheet 3 and sheet 4 that were presented for approval by inserting into the original approved subdivision and land development final plan as sheet 3A and sheet 4A and with a note that improvements in Phase II will be substantially complete within 5 years from May 2, 2019, seconded by Supervisor Staaf. Motion carried.

## DISCUSSION ITEMS

### A. Request by Sheetz, Inc. for approval of Inter-Municipal Transfer of Restaurant Liquor License

Solicitor Walt informed the Board members that Sheetz is requesting the Board of Supervisors schedule a public hearing on the issuance of a resolution approving the transfer by Sheetz of the Inter-Municipal Transfer of Restaurant Liquor License.

Supervisor Ault made a motion authorizing the advertisement for a public hearing to be held on May 21, 2019 for Sheetz to come into the Township to present their proposal to the Board of Supervisors, seconded by Supervisor Staaf. **Motion carried.**

B. Area 6 Act 537 Re-evaluation

Chris Toms Township Engineer presented the Board members with an overview of what will need to be done going forward with Area 6 and the possibility of public sewer to that area in five years.

**SUPERVISORS AND/OR PUBLIC COMMENTS:** Chairman Hartlaub asked all present if anyone wanted to address the Board. Chris Toms Township Engineer asked for authorization to advertise for bids for this year's road projects.

Supervisor Ault made a motion giving C. S. Davidson authorization to advertise for this year's road projects, seconded by Supervisor Rynearson. **Motion carried.**

**NEXT SCHEDULED MEETINGS:** Supervisors Regular Meeting – Tuesday, May 21, 2019 at 7 p.m. with Supervisor Caucus at 6p.m. Work Session Meeting – Thursday, June 6, 2019 at 7 p.m. with Supervisors Caucus at 6 p.m.

**ADJOURNMENT:** Chairman Hartlaub adjourned the meeting at 7:55 p.m.

Respectfully submitted,

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Miriam Clapper, Secretary

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Chairman