

# WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

## WORK SESSION

**Thursday, June 6, 2019 - 7:00 p.m.**

Chairman Hartlaub called the Work Session to Order at 7:10 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.

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

APPROVAL OF MINUTES: Supervisor Ault made a motion to approve the Minutes of the Regular Board of Supervisors Meeting of Tuesday, May 21, 2019, seconded by Supervisor Rynearson. **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 Rynearson seconded by Supervisor Ault. **Motion carried.**

ACTION/DISCUSSION ITEMS:

### ACTION ITEMS:

A. Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot (305 dwelling units) waiver request and extension request

1. Request for a Waiver to the West Manheim Township Board of Supervisors to grant the following waivers to the Subdivision and Land Development Ordinance (SALDO)

A. Waiver - SECTION 235.46 D (4), this section states that the maximum grade for fifty (50) feet on each side of an intersection may not exceed four (4) percent. The waiver request would allow the proposed intersection of Belmont Boulevard and Ridgeview Lane to exceed that slope on the southern approach. The reason for the request is due to the natural grade of the site in that area and the approaching street grade.

Scott Barnhart of Burkentine and Sons Builders was present to answer any questions the Board members had on the waiver request for the Belmont Ridge Phases 3 and 4 Preliminary Subdivision Plan. He also asked the Board to grant his extension request. Mr. Barnhart informed the Board that the Planning members had recommended that the Board grant the waiver request. He then explained the need for the waiver request. Township Engineer Chris Toms supported the request.

Supervisor Staaf made a motion to grant the waiver request to Section 235.46 D (4). The waiver request would allow the maximum grade of 6.5% for fifty (50) feet on the southern approach side of the intersection of Belmont Blvd and Ridgeview Lane. The reason for the request is due to the natural

grade of the site in that area and the approaching street grade, seconded by Supervisor Ault. **Motion carried.**

Supervisor Ault made a motion to grant the extension request for Belmont Ridge Phase 3 and Phase 4 Subdivision Plan through December 20, 2019, seconded by Supervisor Rynearson. **Motion carried.**

B. Day Farm Partners, LLC - Prinland Heights – 104-lot Preliminary Subdivision Plan waiver request and extension request

1. Request for a Waiver to the West Manheim Township Board of Supervisors to grant the following waivers to the Subdivision and Land Development Ordinance (SALDO)

A. Waiver -SECTION 235.46 D. (3), the extension of existing streets, which are presently constructed with a cart way different from the standards of this chapter, shall be provided with a transition area in accordance with PennDOT standards, the design of which is subject to Township approval. The waiver request is to allow an 80-foot and a 102-foot vertical curve length for two (2) vertical curves proposed in the street profile identified as Mike Drive.

John Runge of Gordon L. Brown & Associates, Inc. was present to represent the Developer of the Prinland Heights subdivision and to answer any questions that the Board had concerning the waiver request, and to grant the extension request. Mr. Runge explained the need for the waiver request. Township Engineer Chris Toms pointed out on the submitted plan (copy on file) why he supports the waiver request.

Supervisor Ault made a motion to grant the waiver the waiver request to Section 235.46 D. (3), to allow an 80-foot and a 102 feet vertical curve length for two (2) vertical curves proposed in the street profile identified as Mike Drive, seconded by Supervisor Rynearson. **Motion carried.**

Supervisor Ault made a motion to grant the extension request for Prinland Heights Preliminary Plan Subdivision Plan through December 20, 2019, seconded by Supervisor Rynearson. **Motion carried.**

C. Motion for conditional approval of High Pointe at Rojen Farms Preliminary Plan - Penn South

Jim Piet of Woodhaven Building and Development, Inc. came before the Board of Supervisors to ask for conditional approval for High Pointe at Rojen Farms Preliminary Plan - Penn South, located off Grandview Road. He informed the Board members that the Penn Township's Planning Commission has approved the plan and that the plan will be going before the Penn Township Board of Commissioner on the 17<sup>th</sup> of June.

Supervisor Ault made a motion to grant approval of the High Pointe at Rojen Farms Preliminary Plan-Penn South on the condition that the Board of Commissioner of Penn Township grant approval of the plan, seconded Supervisor Staaf. **Motion carried.**

D. Keith D. Smith – Sketch Plan

Reg Baugher of Hanover Land Services, representing the Keith D. Smith Sketch Plan came before the Board to discuss the cul-de-sac on the sketch plan. After explaining the need for the cul-de-sac, the Board of Supervisors supported the oversized cul-de-sac. The Board recommends the cul-de-sac be large enough to handle public safety needs such as fire trucks. Township Manager Marc Woerner suggested that a snow removal easement be placed in the cul-de-sac.

Mr. Baugher also discussed the second tract of land that would put 4 lots on Deer Road. He pointed out that Deer Road is a stone road and wanted to know if the township would require any improvements. Chris Toms suggested a note be placed on the plan about future curbing and sidewalks when needed. Supervisor Ault suggested that any destruction to the road was on the developer.

E. Motion to appoint Jason Baldwin as the new Emergency Management Coordinator

Supervisor Ault made a motion to appoint Jason Baldwin as the new Emergency Management Coordinator, seconded by Supervisor Staaf. **Motion carried.**

F. Motion for authorization to advertise Uniform and Non-Uniform Pension Ordinances for adoption

Supervisor Ault made a motion to advertise the Uniform Pension Ordinance and the Non-Uniform Pension Ordinance for adoption, seconded by Supervisor Rynearson. **Motion carried.**

DISCUSSION ITEMS:

**SUPERVISORS AND/OR PUBLIC COMMENTS:** Chairman Hartlaub asked all present if anyone wanted to address the Board and received no answer. He then announced that the meeting was adjourned to go into an executive session to discuss personnel.

**NEXT SCHEDULED MEETINGS:** Board of Supervisors Regular Meeting – Tuesday, June 18, 2019 at 7 p.m. with Supervisor Caucus at 6 p.m., Work Session Meeting – Thursday, July 4, 2019 (NO MEETING SCHEDULED).

**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