

# WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

## WORK SESSION

**Thursday, October 3, 2019, 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 Township Secretary, Miriam Clapper.

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

ANNOUNCEMENT: Chairman Hartlaub announced that there was an executive session held on Monday, September 30, 2019, and before the meeting to discuss personnel.

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

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Regular Board of Supervisors Meeting of Tuesday, August 20, 2019, seconded by Supervisor Blettner. **Motion carried.**

CORRESPONDENCE: Chairman Hartlaub noted the Township received a thank you note from St. Bartholomew Church for the donation of \$100, given in memory of Carl Gobrecht and a thank you note from the library for the Township's \$8,000 donation.

Supervisor Staaf made a motion acknowledging that Chairman Hartlaub read the thank you notes from St. Bartholomew Church and from the Guthrie Memorial Library, seconded by Supervisor Rynearson. **Motion carried.**

### APPROVAL OF DISBURSEMENTS:

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

### ACTION/DISCUSSION ITEMS:

#### ACTION ITEMS

A. Motion to authorize advertising the Volunteer Service Tax Credit Ordinance

Supervisor Rynearson made a motion to authorize advertising the Volunteer Service Tax Credit Ordinance, seconded by Supervisor Staaf. **Motion carried.**

Township Manager pointed out that when the Volunteer Service Tax Credit Ordinance is adopted there will be a resolution adopted at the same time outlining the criteria that will need to be met. The Fire Chief will develop the criteria.

B. Motion to authorize advertising an Ordinance of the Township of West Manheim, York County, Pennsylvania; providing for the Amendment of Chapter 270 of the West Manheim Township Code;

providing for purposes related to the adoption of the Amendments; providing for definitions; establishing certain general and specific standards relating to the location, placement, construction and maintenance of tower-based wireless communications facilities and non-tower wireless communication facilities; providing further for the regulation of such facilities within the public rights-of-way; providing for the enforcement of said regulations; and providing for an effective date.

Supervisor Staaf made a motion to authorize advertising an Ordinance of the Township of West Manheim, York County, Pennsylvania; providing for the Amendment of Chapter 270 of the West Manheim Township Code; providing for purposes related to the adoption of the Amendments; providing for definitions; establishing certain general and specific standards relating to the location, placement, construction and maintenance of tower-based wireless communications facilities and non-tower wireless communication facilities; providing further for the regulation of such facilities within the public rights-of-way; providing for the enforcement of said regulations; and providing for an effective date, seconded by Supervisor Blettner. **Motion carried.**

C. Motion to authorize a Request for Proposal auditing services

Supervisor Rynearson made a motion to authorize a Request for Proposal auditing services, seconded by Supervisors Blettner. **Motion carried.**

D. Motion to adopt Resolution No. 2019-09 Emergency Operation Plan 2019/2020 Update and Promulgation

Supervisor Staaf made a motion to adopt Resolution No. 2019-09 Emergency Operation Plan 2019/2020 Update and Promulgation, seconded by Supervisor Rynearson. **Motion carried.**

E. Motion to approve the hiring of Christopher Walker as a part-time EMT

Supervisor Blettner made a motion to approve the hiring of Christopher Walker as a part-time EMT, seconded by Supervisor Staaf. **Motion carried.**

F. Motion to grant the request to have the Pleasant Hill Volunteer Fire Department provide assistant for the Hanover Halloween Parade October 31, 2019

Supervisor Blettner made a motion to grant the request to have the Pleasant Hill Volunteer Fire Department provide assistant for the Hanover Halloween Parade October 31, 2019, seconded by Supervisor Staaf. **Motion carried.**

G. Motion to execute Indemnity Agreement for SpiriTrust

Supervisor Rynearson made a motion to execute the Indemnity Agreement for SpiriTrust, seconded by Supervisor Blettner. **Motion carried.**

H. Belmont Ridge, LLC – Belmont Ridge Phase 3 and Phase 4 – 2 lot (305 dwelling units) Final Subdivision Plan. (Review Time Expires 12/20/2019)

Doug Stambaugh from Group Hanover Inc. (GHI) came before the Board of Supervisors to ask for approval on two waiver requests for Belmont Ridge Phases 3 and 4. He explained the reason for the requests and answered any questions the Board had on the requests.

1. Waiver Request to Section 221-19.C.3 of the West Manheim Township Stormwater Management Ordinance to allow slopes in detention basins to be steeper than 4:1.
2. Waiver Request to Section 235.45.B.4 of the West Manheim Township Subdivision and Land Development Ordinance to allow the proposed 20' wide alley at the rear of the lots that front on Pumping Station Road.

Supervisor Staaf made a motion to grant the waiver request to Section 235.45.B.4 of the West Manheim Township Subdivision and Land Development Ordinance to allow the proposed 20' wide alley at the rear of the lots that front on Pumping Station Road and to grant the waiver request to Section 221-19.C.3 of the West Manheim Township Stormwater Management Ordinance to allow slopes in detention basins to be steeper than 4:1, seconded by Supervisors Blettner. **Motion carried.**

I. Whitetail Ridge LLC/Grayson P. Amy J. Wingert – Minor Final Subdivision Plan  
(Review Time Expires 10/16/2019)

Mr. Stambaugh also came before the Board of Supervisors to ask for approval on the waiver requests from the Township's drafting standards.

1. Waiver Request to Section 235.34.A.2 "Drafting Standard" of the West Manheim Township Subdivision and Land Development Ordinance to allow the proposed to allow the use of a 1" = 200' scale for the Minor

Supervisor Blettner made a motion to grant the waiver request to Section 235.34.A.2 "Drafting Standard" of the West Manheim Township Subdivision and Land Development Ordinance to allow the proposed to allow the use of a 1" = 200' scale for the Minor, 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 a representative from the SpiriTrust came forward and thanked the township staff and Supervisors for their help during retaining wall reconstruction.

**NEXT SCHEDULED MEETINGS:** Supervisors Regular Meeting – Tuesday, October 15, 2019 at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, November 7, 2019 at 7 p.m. with Supervisors Caucus at 6 p.m.

**ADJOURNMENT:** Chairman Hartlaub adjourned the meeting at 7:30 p.m.

Respectfully submitted,

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Miriam Clapper, Secretary

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Chairman