

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, March 17, 2020
7 p.m.

On Tuesday, March 17, 2020, the Regular Meeting of the West Manheim Township Board of Supervisors took place at the Municipal Building at 2412 Baltimore Pike. Chairman Ault called the Meeting to Order at 7 p.m., followed by the Pledge to the Flag and Invocation.

ROLL CALL: Present were Supervisors Ault, Krysiak, Rynearson (via cell phone) and Staaf. Also present were, the Township Manager Marc Woerner, Township Solicitor Walter Tilley, III Township Engineer Chris Toms from C. S. Davidson, Inc and Township Secretary Miriam Clapper. Supervisor Hartlaub was not present. A quorum was present.

ANNOUNCEMENT: Chairman Ault informed those present that the Board would be adding to the agenda under NEW BUSINESS, item D. Declaration of Health Emergency for West Manheim Township. He explained that the Board would only be acting on those items that needed action do to time sensitive dates.

After Chairman Ault asked those present if anyone wanted to address the Board and receive no answer, he then made a motion to approve the following items 6 through 13 on the agenda.

Chairman Ault made a motion to approve the minutes from the work session of March 5, 2020; the disbursements; correspondences that were received from the residents of Valley View Drive and an Order of Court concerning the redistricting of election district within West Manheim Township. The reports from the recreation board, the solicitor, the engineer, all departments, and the manager, seconded by Supervisor Staaf.

After Chairman Ault made the motion, Solicitor Walt Tilley asked Chairman Ault if the items under the Engineer's Report were approved with his motion. Chairman Ault then asked if the requests for the security reduction were ready for approval. Township Engineer Chris Toms said they were and explained that the reduction amount for Homestead Acres Phase 2 is \$372,311.95 and for Homestead Acres Phase 3 is \$240,074.05. Chairman Ault also included in his motion approval to advertise sewer repairs for Menlena Circle.

After discussing the motion and clarification were made, the **Motion carried.**

OLD BUSINESS:

A. On-lot Ordinance TABLED

NEW BUSINESS:

A. Edna Myers Lane - address concerns for emergency responders

Chairman Ault made a motion to table the Edna Myers Lane address concerns, seconded by Supervisor Staaf. **Motion carried.**

B. Motion to approve the Revised Resolution No. 2020-02 – text criteria for volunteer service credits

Township Manager Marc Woerner reminded the Board they had previously adopted a resolution for the volunteer service credit program. He explained that Resolution No 2020-02 was a text change only. He pointed out on the revised resolution under Program Criteria, paragraph 4 the last word went from drills to meetings.

Chairman Ault made a motion to adopt the revised Resolution No. 2020-02 – text criteria for volunteer service credits, seconded by Supervisor Staaf. **Motion carried.**

C. Motion to authorize one-year extension of solid waste collected/disposal recycling from April 1, 2020 to March 31, 2021

Chairman Ault asked Township Manager Marc Woerner if the Board authorized this extension, would the Board be able to terminate the contract at any time. Township Manager Marc Woerner indicated that he felt there would be termination provision. Manager Marc Woerner explained that the adoption of the extension would only increase the annual cost six dollars. Manager Marc Woerner explained with all the new changes placed on recycling, he felt that the cost would be more than six dollars if a new contract were bid.

Chairman Ault made a motion to authorize one-year extension of solid waste collected/disposal recycling from April 1, 2020 to March 31, 2021, seconded by Supervisor Krysiak. **Motion carried.**

D. Declaration of Health Emergency for West Manheim Township

Township Solicitor Walt Tilley explained that the Board would be adopting the declaration, which would allow the Township to apply for state or federal emergency funds in the event the Township would incur any costs as a result of the Coronavirus or steps that the Township is required to take to respond to it. He then reviewed each point of the declaration (copy on file).

Chairman Ault made a motion to adopt the Declaration of Health Emergency for West Manheim Township, seconded by Supervisor Krysiak. **Motion carried.**

SUBDIVISION PLANS:

A. EXTENSION REQUESTS PER DEVELOPER LETTERS:

Mickey Thompson, Kyle Gillespie, and Ted Decker were present to represent Burkentine Builders. Mr. Thompson explained that he was here to ask for an extension request for Belmont Ridge Phases 3 and 4, which would allow the developer time to get the plan to DEP before they shut down due to the Coronavirus Pandemic.

1. Extension request for Belmont Ridge Phase 3 and Phases 4, 224 Lot Preliminary Plan through June 18, 2020 (review time expires 03/18/2020)

Chairman Ault made a motion to grant the extension request for Belmont Ridge Phase 3 and Phases 4, 224 Lot Preliminary Plan through June 18, 2020, seconded by Supervisor Staaf. **Motion carried.**

2. Extension request for Lexington Phase 2A through June 18, 2020 (review time expires 03/18/2020)

Mr. Thompson explained that he was asking for the extension request for the same reason he asked for Belmont Ridge Phases 3 and 4.

Chairman Ault made a motion to grant the extension request for Lexington Phase 2A through June 18, 2020, seconded by Supervisor Staaf. **Motion carried.**

B. Lexington Phase 2A, 1 Lot (24 Units) Lexington Ventures, LLC

Mr. Thompson then explained the need for the waiver request to Section 221-19.C.3 of the West Manheim Township Stormwater Management and how and why the developer was asking that the plan go from a preliminary plan to a preliminary/final plan. The Township's Engineer Chris Toms supported the request for the waiver request to Section 235-10 A and B.

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. The request will allow the use of 3:1 slopes provided that they are stabilized with a steep slopes maintenance grass cover.

Chairman Ault made a motion 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 Supervisor Krysiak. **Motion carried.**

2. Waiver request to Section 235-10 A. and B. of the West Manheim Township Stormwater Management Ordinance to Lexington 2A Preliminary Plan to be considered as Lexington 2A Preliminary/Final Land Dev.

Supervisor Krysiak made a motion to grant the waiver request to Section 235-10 A. and B. of the West Manheim Township Stormwater Management Ordinance to Lexington 2A Preliminary Plan to be considered as Lexington 2A Preliminary/Final Land Dev., seconded by Supervisor Staaf. **Motion carried.**

C. ALL TO BE TABLED:

West Manheim Township Preliminary/Final Land Development Plan (review time expires 06/03/2020)
Belmont Ridge Phase V – 203 Lot – Preliminary Plan (review time expires 06/05/2020)
Whitetail Ridge – Phase 2 Minor Subdivision Plan (review time expires 07-04-2020)
Joshua Hill Farm, 124 - lot Preliminary (review time expires 01/21/2021)
The Warner Farm, 15-lot Preliminary (review time expires 01/21/2021)
Preserves at Codorus Creek IV (Marlee Hill) 79 - lot Preliminary (review expires 01/21/2021)

Chairman Ault made a motion to table to the date that is indicated: West Manheim Township Preliminary/Final Land Development Plan (review time expires 06/03/2020); Belmont Ridge Phase V – 203 Lot – Preliminary Plan (review time expires 06/05/2020); Whitetail Ridge – Phase 2 Minor Subdivision Plan (review time expires 07-04-2020); Joshua Hill Farm, 124 - lot Preliminary (review time expires 01/21/2021); The Warner Farm, 15-lot Preliminary (review time expires 01/21/2021);

Preserves at Codorus Creek IV (Marlee Hill) 79 - lot Preliminary (review expires 01/21/2021), seconded by Supervisor Staaf. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS:

Township Manager Marc Woerner and EMC Jason Baldwin asked the Board to take official action on the Declaration of Disaster Emergency of West Manheim Township. Jason explained that his

declaration is more specific to the current Coronavirus situation. It is the same declaration that the Board as adopted in the past for snow emergency situations.

Chairman Ault made a motion to approve the Declaration of Disaster Emergency of West Manheim Township, seconded by Supervisor Staaf. **Motion carried.**

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, April 2, 2020 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Tuesday, April 21, 2020 at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Chairman Ault made a motion to adjourn the meeting at 7:40 p.m., seconded by Supervisor Staaf. Motion carried.

Respectfully,

Miriam Clapper, Secretary

Chairman

Virtual Meeting