

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, November 5, 2020- 7 p.m.

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

ROLL CALL: Present were Supervisors Ault, Krysiak, Ryneerson, Staaf, Township Interim Manager Michael Bowersox, Roadmaster Thomas Hartlaub, Solicitor Walter Tilley, III, Township Engineer Chris Toms and Township Secretary, Miriam Clapper. Supervisor Hartlaub was not present. A quorum was present.

PUBLIC COMMENTS: Chairman Ault asked if anyone present wanted to speak at this time and received no reply.

APPROVAL OF MINUTES: Supervisor Ryneerson made a motion to approve the Minutes of the Regular Board Meeting of Tuesday, October 20, 2020, seconded by Supervisor Staaf. **Motion carried.**

CORRESPONDENCE:

Chairman Ault noted the Board received no correspondence.

APPROVAL OF DISBURSEMENTS:

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

ACTION/DISCUSSION ITEMS:

ACTION ITEMS:

A. Decision on Belmont Ridge, LLC – Belmont Ridge Phase 3 – 224 Units and Phase 4 – 83 lots Final Subdivision Plan (review time expires 12/02/2020)

Paul Minnich representing Belmont Ridge, LLC – Belmont Ridge Phase 3– 224 Units and Phase 4 – 83 lots Final Subdivision Plan came before the West Manheim Township Board of Supervisors to ask the Board of Supervisors to approve Belmont Ridge Phase 3 and Phase 4 Final Subdivision Plan.

He informed the Board members that the Planning Commission had recommended approving the plan, that Belmont Ridge, LLC have been working with the Township’s solicitor on the Developer’s Agreement that fully protects the Township for this subdivision. He also informed the Board members that Belmont Ridge, LLC have been working with the Township’s engineer concerning items that needed to be part of the Developer’s Agreement to protect the Township. He felt that everyone’s concerns were fairly incorporated into the Developer’s Agreement. He then introduced Kyle Gillespie and Ted Decker to the Board members for any questions the Board had on the plan.

Supervisor Ryneerson informed Mr. Minnich that the Township’s EMA Director expressed concerns on how two buildings, each building having 28 units, could be combined into one with 56 units without notifying the Township of such a change. Supervisor Ryneerson informed Mr. Minnich about the issue the EMA Director spoke about, such as firewalls, sprinklers, the length of the hall in each building, getting residents out of the

building in a timely manner if there were to be a need. Supervisor Rynearson expressed that these items were not only a concern of the EMA Director Jason Baldwin, but also the Fire Chief of the Pleasant Hill Volunteer Fire Department Ted Clouser. He then asked Mr. Minnich if he could address those concerns.

Mr. Minnich stated that the units would have sprinklers and have the appropriate fire wall. He then asked Mr. Gillespie to come forward and address such concerns. Mr. Gillespie informed the Supervisors that Heather Bair, Code Enforcement Officer had sent Burkentine and Sons a letter concerning the changes to the design of the structures and address fire safety concerns. Mr. Gillespie let the Board members know that the buildings are in the design phase and each building would have sprinklers and fire walls in them. He told the Board that the buildings were changed early this year.

Supervisor Rynearson asked again if the buildings would have sprinklers and fire wall(s) and Mr. Gillespie stated that they would. Supervisor Staaf asked what kind a sprinkler system would the buildings have wet or dry. Mr. Gillespie believed they would have a wet system.

Supervisor Ault expressed that the Board has no problem with giving final approval, but that approval will be on the conditions of making public safety improvements, rec park fees and the developer's agreement is approved.

Supervisor Ault made a motion to approved Belmont Ridge, LLC – Belmont Ridge Phase 3 – 224 Units and Phase 4 – 83 lots Final Subdivision Plan condition upon the Developer's Agreement as discussed, seconded by Supervisor Krysiak. **Motion carried.**

B. Act 537 Plan – Public Notice

Supervisor Ault made a motion to publicly advertise the Act 537 (revised), seconded by Supervisor Rynearson. **Motion carried.**

C. Motion to appoint Derrick Baker as Police Lieutenant position in the West Manheim Township Police Department

Chairman Ault informed those present that they did have the Employment Agreement.

Supervisor Ault made a motion to appoint Derrick Baker as Police Lieutenant position in the West Manheim Township Police Department, seconded by Supervisor Krysiak. **Motion carried.**

At this point in the meeting, Lt. Baker was sworn in by township secretary Miriam Clapper.

DISCUSSION ITEMS:

A. Traffic concern on Fuhrman Mill Road between Smeach Drive and Sugarboot Lane

Chairman Ault told those present that the Board received a letter (copy on file) from Carolyn and Denis Conrad concerning the numerous accidents that take place on Fuhrman Mill in front of their home. Mrs. Conrad was

present to answer any questions that the Board might have concerning the accidents in front of her home. Chairman Ault informed her that Supervisor Staaf did bring the same concerns to the Board and a speed study was done to see if excessive speed was the cause for the accidents that took place in that area of Fuhrman Mill Road. Chairman Ault then called on Chief Schneider to give the results of that speed study. He explained that out of the 2,000 cars that were tracked only two were going over the posted speed limit. He explained that they have had three reportable accidents in that area in the last three years.

The Supervisors, Manager and Roadmaster discussed various options to try to slow the traffic at that curve on Fuhrman Mill Road but felt that most of the accidents happen when the road is wet. The Board also recognizes that the slope of the road in that area does add to the problem.

After discussing the various options, the Board decided to have the Roadmaster look at traffic devices and signs that draws the attention of a driver to see the danger of driving at a high rate of speed when the road is wet.

B. Comprehensive Plan Grant and Block Grant Applications

Township Engineer Chris Toms reminded the Board the Board has applied for \$25,000 grant from the York County Open Space Grant for a \$50,000 project. He then explained that there is an opportunity to use grants for matching funds, which there are two opportunities the Board could use at this time. The first is the York County Community Development Block Grant. He explained that based on the low to moderate income numbers the township does not qualify for block grant for public improvement projects like curb and sidewalk improvements, but planning improvements are available to all municipalities. He suggested the Board consider applying for the block grant and asking for \$20,000. He then advised the Board of a second grant that was available through the Department of Community and Economic Development. He explained that the DCED also takes application and the Board could apply for up to \$25,000 with a 50 percent match. He explained that the Board could build the project beyond what was discussed for the Comprehensive Plan Update and start working on zoning ordinance improvements. He expressed that the hope is that the Township would receive all the grants that are applied for so that the total cost wouldn't be more than \$12,000 to 15,000. He informed the Board members that each application cost \$2,000.

Chairman Ault made a motion giving authorization to Christopher Toms to make application for the Community Development Block Grant, seconded by Supervisor Staaf. **Motion carried.**

C. Discussion on Zoning Ordinance.

Interim Township Manager Mike Bowersox informed the Board he would like to review the Zoning Ordinance ensure there are adequate protections for farmland and that it is in line with the Comprehensive Plan.

The Board gave Mr. Bowersox authorization to review the Zoning Ordinance.

SUPERVISORS AND/OR PUBLIC COMMENTS:

Chairman Ault announced that it was brought to his attention that a previous board supervisor by the name of Frank Williams has passed away and in lieu of sending flowers the Williams family asked that a donation be

made to the South Western School District Scholarship Fund. He reminded the Board members that they gave a donation in Carl Gobecht's name in lieu of flowers when he passed away.

Supervisor Ault made a motion to donate \$100 (One Hundred Dollars) in memory of Frank Williams to the South Western School District Scholarship Fund, seconded by Supervisor Rynearson.

Before the vote was acted on, Chief of Police Edwin Schneider stood up and stated that he would like to add \$20 on his own. The motion stayed as stated because the \$100 was township funds, Chairman Ault asked who was in favor of the donation and all Supervisors present said "yay". The **Motion carried.**

Supervisor Staaf informed the Board members that he would like to discuss raising the compensation of the supervisors. He feels that supervisors should be compensated per the State ordinance. It would be for newly elected supervisors.

Roadmaster Thomas Hartlaub informed the Board of Supervisors that two zoning hearing signs were stolen, and he was wondering if a deposit could be placed on each sign when applying for a zoning hearing. No decision was made.

Supervisor Staaf brought it to the Boards' attention that the Roadmaster was driving a vehicle that needs new tires. Chairman Ault said that without overstepping the Boards' boundaries it would be the Roadmaster's decision to get tires. Supervisor Staaf expressed that the Roadmaster was concerned about spending the money. Chairman Ault informed the Roadmaster that if he needed new tires, he could buy them; if he wanted to wait until next year that was okay. It was his decision.

NEXT SCHEDULED MEETINGS: Board of Supervisors Regular Meeting – Tuesday, November 17, 2020 at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, December 3, 2020 at 7 p.m. with Supervisors Caucus at 6 p.m.

ANNOUNCEMENT: Chairman Ault announced that the Board of Supervisors would be going into an executive session after the meeting was adjourned.

ADJOURNMENT: Supervisor Staaf made a motion to adjourn the meeting at 7:55 p.m., seconded by Chairman Krysiak. **Motion carried.**

Respectfully submitted,

Miriam Clapper, Secretary

Chairman