

**WEST MANHEIM TOWNSHIP**  
**BOARD OF SUPERVISORS MEETING MINUTES**

Regular Meeting

Tuesday, August 17, 2021  
7 p.m.

Chairman Ault called the Regular Meeting of the West Manheim Township Board of Supervisors to Order at 7 p.m. on Tuesday, August 17, 2021, followed by the Pledge to the Flag and Invocation. The meeting took place at the Municipal Building, 2412 Baltimore Pike, Hanover, PA, 17331 and through the GoToMeeting video conferencing software.

ROLL CALL: Present were Supervisors Ault, Hartlaub and Rynearson. Also, present were Township Manager Michael Bowersox, Township Engineer Christopher Toms from C. S. Davidson, Inc., Township Solicitor Walter Tilley, III from Stock and Leader Attorneys at Law, and Township Secretary Miriam Clapper. Supervisors Krysiak and Staaf were not present. A quorum was present.

At this time, Township Manager Michael Bowersox informed Chairman Ault that the GoToMeeting online video was not working but the audio was working. He told the Chairman that those attending the meeting could hear the meeting just not see the meeting.

ANNOUNCEMENT: None.

PUBLIC COMMENTS: Chairman Ault asked if anyone wanted to address the Board and received no answer. Township Manager Michael Bowersox asked those attending the meeting through GoToMeeting if anyone wanted to address the Board and received no answer.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Board of Supervisors Regular Board Meeting of Tuesday, August 5, 2021, seconded by Supervisor Hartlaub. Supervisors Hartlaub and Rynearson voted “aye” and Supervisor Ault abstaining because he was not at the August work session meeting. **Motion carried.**

DISBURSEMENTS: The Disbursements from all Funds were approved, as listed, in a motion by Supervisor Hartlaub, seconded by Supervisor Rynearson. **Motion carried.**

CORRESPONDENCE: Chairman Ault noted the Board received a letter from the Hanover Public Library requesting the Township’s 2021 Fair-Share Contribution of \$49,605.81. He asked Township Manager Michael Bowersox how much was in the budget to give to the library and the Manager told him \$8,000.

Supervisor Ault made a motion to donate \$8,000 (Eight Thousand Dollars and No Cents) to the Guthrie Memorial Library, Hanover’s Public Library, seconded by Supervisor Hartlaub. **Motion carried.**

RECREATION BOARD REPORT: Supervisor Rynearson gave an overview of the Recreation Park Board Report (copy on file).

After Supervisor Rynearson went over the Park Board Report, Supervisor Ault asked if anyone in the audience was from the West Manheim Ponies and Richard Simonton came forward. Mr. Simonton requested permission to have Bricker's Famous Fries food truck provide food at the West Manheim Ponies home football games on September 19, October 3, and October 17.

Supervisor Ault made a motion to grant the request to have Bricker's Famous Fries food truck at the West Manheim Ponies home games pending any permits required by the Township, seconded Supervisor Rynearson. **Motion carried.**

Supervisor Ault made a motion to approve the Rec. Board's Report as given, seconded by Supervisor Rynearson. **Motion carried.**

**SOLICITOR'S REPORT:** Solicitor Walter Tilley from Stock and Leader Attorneys at Law had nothing new to add to his submitted report (copy on file). He asked the Board for a waiver for the Conflict of Interest to allow Stock and Leader to prepare the closing documents for the York Water Company for the purchase of the West Manheim Township Sewer System.

Supervisor Ault made a motion to grant the waiver request to wave the Conflict of Interest, seconded by Supervisor Hartlaub. **Motion carried.**

Supervisor Rynearson made a motion to approve the Solicitor's Report, seconded by Supervisor Ault. **Motion carried.**

**ENGINEER'S REPORT:** Township Engineer Christopher Toms, from C. S. Davidson, Inc., had nothing new to add to his submitted report (copy on file). He updated the Board members on the Change Order removing the Maintenance and the Protection of Traffic from the Bid Items for the Beck Mill Road bridge and the Laurence Drive bridge. He explained their intent, weather permitting, would be to close the road(s) for two weeks. He then told the Board that the road(s) would be closed during the day but could be opened at night. Township Engineer Chris Toms told the Board members that Titan Industrial Services gave C.S. Davidson an estimate for all the signs and the maintenance of the detour signs throughout the project. He then gave those estimates to the Township Manager and the Road Master to review and see if the Township wanted to do the work and use the signs the Township has. He told the Board they didn't need to decide at this meeting but would need to decide if the township was committed to set up and maintain the detour or a change order to have the contractor set up and maintain the detour. Supervisor Ault asked what the estimated amount was for the contractor to do the work and Township Engineer Chris Toms said about \$8,000 to \$9,000. Supervisor Ault asked Mr. Toms if the Roadmaster thought they he could handle the project in-house, and it was felt that they could, but didn't have enough signs. He explained he was just waiting to hear from the Roadmaster. The Township Engineer told the Board members he will have completed everything for the next work session.

Township Engineer Chris Toms told the Board that the Engineer for the Developer of Prinland Heights called him to discuss what was needed for tonight's meeting and finding out that the Board no longer gives conditional approval on final plans asked that the Prinland Heights Plan under the Subdivision heading be tabled until the next regular board of supervisors' meeting. He explained the Developer could not have the security in place for this meeting, so they are asking the Board to table their plan.

Supervisor Rynearson made a motion to approve the Engineer's Report as given, seconded by Supervisor Ault.  
**Motion carried.**

**REPORTS:**

- A. Monthly Budget Review – Treasurer's Report - July 2021
- B. Chief of Police, Monthly Activity Report – July 2021
- C. Public Works Report – July 2021
- D. Pleasant Hill Volunteer Fire Co.-EMS Reports – July 2021
- E. EMA Report – July 2021
- F. Code Enforcement Officer Report – July 2021
- G. SEO Report – July 2021

Supervisor Ault made a motion to accept all Reports A through G as given, seconded by Supervisor Rynearson.  
**Motion carried.**

**MANAGER REPORT:** Township Manager Mike Bowersox told the Board members that he had nothing to add to his report (copy on file) but asked if they had any thoughts on the RFP for garbage service and if they did, let him know so he can make the changes, then give it to the Solicitor for review, and then advertise the garbage bid. Supervisor Ault asked if they were going to continue the by weekly yard waste because he had two people contact him asking that it continue to be weekly yard waste removal. Township Manager Michael Bowersox explained the more restrictions you put on the garbage providers the more it will cost the residents for garbage service.

Supervisor Ault made a motion to approve the Manager's Report as given, seconded by Supervisor Rynearson  
**Motion carried.**

**OLD BUSINESS:**

- A. Motion to adopt Resolution 2021-15 Sewage Planning Module Component 4A – Keel, LP – Phase 2

Supervisor Ault made a motion to adopt Resolution 2021-15 Sewage Planning Module Component 4A – Keel, LP – Phase 2, seconded Supervisor Rynearson. **Motion carried.**

B. Motion to adopt Resolution No. 2021- 16 for Fox Run Road and Huntmaster Drive located in the Fox Run Subdivision

Township Engineer Chris Toms told the Board that all documents are in place, the Township has received the Bond (18 month), along with the requested rider with the change of date to make sure the Bond (18 month) is effective from today and all inspections have been completed by the Township’s Roadmaster.

Supervisor Rynearson made a motion to adopt Resolution No. 2021- 16 for Fox Run Road and Huntmaster Drive located in the Fox Run Subdivision, seconded by Supervisor Hartlaub. **Motion carried.**

NEW BUSINESS:

A. Motion to approve Limb Collection – West Side October 11-14 and the East Side October 18-22

Supervisor Ault made a motion to approve Limb Collection – West Side October 11-14 and the East Side October 18-22, seconded by Supervisor Rynearson. **Motion carried.**

B. Motion to approve Leaf Collection November 1-30

Supervisor Ault made a motion to approve Leaf Collection November 1-30, seconded by Supervisor Rynearson. **Motion carried.**

C. Disable Veterans Real Property Tax Exemption Certification for Modesto K. Marpel

Supervisor Ault made a motion to approve property taxes exemption exoneration for Modesto K. Marpel, seconded by Supervisor Hartlaub. **Motion carried.**

D. Motion to compensate Officer Dustin Black for 33 hours at straight time for completing the necessary certifications to become a police officer

Supervisor Ault made a motion to compensate Officer Dustin Black for 33 hours at straight time for completing the necessary certifications to become a police officer, seconded by Supervisor Hartlaub. **Motion carried.**

E. Motion to compensate Officer Mason Moyer for 28 hours at straight time for completing the necessary certifications to become a police officer

Supervisor Ault made a motion to compensate Officer Mason Moyer for 28 hours at straight time for completing the necessary certifications to become a police officer, seconded by Supervisor Hartlaub. **Motion carried.**

**SUBDIVISIONS:**

A. Waiver requests for the Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (review time expires 9/3/2021)

Supervisor Ault told the attending board members that he asked the Township Manager about the waiver request for the SALDO 235-61 & 62 Common open space & recreation facilities. He then asked how many homes were going in this subdivision and was told 172. He then asked what two subdivisions it joined and was told right next to Homestead Acres, the Hetrick Farm, and Belmont Ridge Phases 3 and 4. Supervisor Ault then said to the Board members that the Board has previously granted waiver request to all developers to pay rec park fees instead of creating open space for playgrounds on public property in a subdivision. He then asked them to drive down through Wanda Drive and Sara Lane, Homestead Acres, and you see children playing in the streets. He asked the Board members to consider not granting this waiver request and asked the Developer's Engineer to show the Board where in this development they could grant open space instead. Mr. Van Arsdale then explained the slopes and the layout of the development. Supervisor Ault asked Township Engineer Chris Toms per the current ordinance per lot if 172 lots were to be sold off in this subdivision, instead of granting the Township money for the Rec Park, how much acreage would the Developer need to give in exchange to meet the current ordinance and Chris Toms told him he thought it would be about 9.8 acres. Supervisor Ault expressed it was nice to have a rec park on one side of the Township but felt that there should be rec parks throughout the township. Supervisor Rynearson would also like to see playgrounds within the subdivisions.

1. Waiver request for SALDO 235-61 & 62 COMMON OPEN SPACE & RECREATION FACILITIES

Supervisor Rynearson made a motion to table the waiver request for SALDO 235-61 & 62 Common open space & recreation facilities, seconded by Supervisor Ault. **Motion carried.**

2. Waiver request for SALDO 235-33A(2)(a) – DRAFTING STANDARD

Supervisor Rynearson made a motion to grant the waiver request for SALDO 235-33A(2)(a) – Drafting standard, seconded by Supervisor Ault. **Motion carried.**

B. Motion to approve Prinland Heights Phase 1 - 33 Lots – Final Plan (review time expires 10/01/2021)

Supervisor Ault made a motion to table Prinland Heights Phase 1 - 33 Lots – Final Plan, seconded by Supervisor Rynearson. **Motion carried.**

C. EXTENSION REQUESTS PER DEVELOPER LETTERS:

1. Motion to approve the extension requests Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 08/27/2021) through December 22, 2021.

Supervisor Ault made a motion to grant the extension requests for the Keel LP., Phase II 6 Lots – Preliminary Plan through December 22, 2021, seconded by Supervisor Rynearson. **Motion carried.**

D. ALL TO BE TABLED:

Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (review time expires 9/3/2021)  
Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 09/22/2021)  
Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 08/27/2021)

Supervisor Ault made a motion to table the following plans to the date that is shown: Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 09/22/2021); Keel LP., Phase II 6 Lots – Preliminary Plan (Review time expires 08/27/2021); Parallel Plan for Belmont Ridge Phase V – 172 Lots – Preliminary Plan (review time expires 9/3/2021), seconded by Supervisor Rynearson. **Motion carried.**

**SUPERVISORS AND/OR PUBLIC COMMENTS:** Chairman Ault informed those present that he also received a letter from the Save the Pool, Neiderer’s Pool in McSherrystown. He told them that the Save the Pool committee is asking that residents in surrounding neighborhoods to contact the Conewago Township’s Board of Supervisors asking them to buy the pool from the Developer who bought it for the land and run it as a community pool for surrounding residents to use.

Supervisor Ault then made a motion to post the letter on the Township’s social media page, seconded by Supervisor Rynearson. **Motion carried.**

Supervisor Ault asked if legally there was any way possible in 2021 to get Hobart Road fog sealed. Township Manager Michael Bowersox asked the cost to fog seal and Chris Toms told him it would be under the bidding limit. Township Engineer Chris Toms then said to the Board members if they wanted the road fog sealed this year and the Board will authorize C. S. Davidson to work with the Township Manager and the contractors who do that type of work to do whatever can be done to get Hobart Road done.

Supervisor Ault made a motion if the Township can get Hobart Road from Glenville Road to Frogtown Road fog sealed for under \$11,500, C.S. Davidson has the authorization to get it done, seconded by Supervisor Hartlaub. **Motion carried.**

Supervisor Hartlaub told the Board that a previous employee named Harold Bachman passed away in March 2020 and the family had a memorial for him on August 15, 2021. Supervisor Hartlaub felt the township should give a memorial to Mr. Bachman's church.

Supervisor Hartlaub made a motion to give a memorial contribution for \$100 to St. David's United Church of Christ Church in memory of Harold Bachman, seconded by Supervisor Ault. **Motion carried.**

Jason Mangus, 35 Saint Georgia Drive, came forward asking for an update on his' request to consider installing speed humps or driver awareness signs in Reservoir Heights, South Pointe, and South Pointe II because of speeding vehicles.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, September 2, 2021, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Tuesday, September 21, 2021, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Chairman Ault made a motion to adjourn the meeting at 8:03 p.m., seconded by Supervisor Rynearson. **Motion carried.**

Respectfully,

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Secretary

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Chairman