

# WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

## WORK SESSION

**Thursday, June 2, 2022 - 7:00 p.m.**

Before the regularly advertised work session meeting took place, a public hearing was held to take testimony on the Zoning Ordinance Amendments and Map Revision. Once the meeting took place, Chairman Ault called the Work Session to Order at 8:03 p.m. The meeting also took place through the GoToMeeting video conferencing software.

Present were Supervisors Ault, Franks, Hartlaub, Rynearson, Wetzel, Township Manager Michael Bowersox, Township Solicitor David Jones of Stock and Leader Attorney at Law, Township Engineer Cory McCoy of C.S. Davidson, and Township Secretary, Miriam Clapper. A quorum was present

**ANNOUNCEMENT:** Chairman Ault informed those present that the Board of Supervisors had an executive session before the meeting to discuss personnel issues.

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

**APPROVAL OF MINUTES:** Supervisor Ault made a motion to approve the Minutes of the Regular Board Meeting on Tuesday, May 17, 2022, seconded by Supervisor Rynearson. **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 Hartlaub, seconded by Supervisor Rynearson. **Motion carried.**

**ACTION/DISCUSSION ITEMS:**

### ACTION ITEMS:

A. Motion to approve Clay Swartz approved for 23 ½ hours comp time added to his comp leave

Supervisor Ault made a motion to approve Clay Swartz comp time for 23 ½ hours to be paid for, seconded by Supervisor Rynearson. **Motion carried.**

B. Motion to approve High Pointe @ Rojen Farms – Penn South – Phase S-3 (Improvements in Penn Township)

Township Engineer Cory McCoy told the Board members that Phase S-3 is completely in Penn Township except for a few back yards that encroach into West Manheim Township, but all road frontage is in Penn Township. He told the Board members that this is the final phase in Penn Township before connecting to High Pointe @ Rojen Farms in West Manheim Township. He informed the Board members that all stormwater basins will be the responsibility of the HOA for High Pointe @ Rojen Farms – Penn South located in Penn Township. There will be no impact on the township for the stormwater from this phase.

Supervisor Ault made a motion to approve High Pointe @ Rojen Farms – Penn South – Phase S-3 (Improvements in Penn Township), seconded by Supervisor Wetzel. **Motion carried.**

C. Motion to hire \_\_\_\_\_ for the building maintenance/custodian position

Supervisor Rynearson made a motion to hire John Newman, Jr. part-time for the building maintenance/custodian position as per the AFSME Agreement, seconded by Supervisor Franks. **Motion carried.**

D. Motion to approve the preparation of text amendments to Section 270-31 of the Zoning Ordinance to eliminate residential as an accessory use.

Township Manager Michael Bowersox told those present this is for the Business Center District. He explained that the Supervisors had asked him to look at what it would take to remove what is currently allowed as an “accessory use,” which allows for residential units above a commercial building. The text amendment would be to remove that stipulation. Supervisor Wetzel reminded him that the Board also wanted to remove hotels and motels and put them under Commercial.

Chairman Ault recognized James Staaf and asked that he approach the Board members. Mr. Staaf then inquired if Burkentine Builders had plans to put apartments above commercial uses. He questioned if that was not part of the developer’s plans. Supervisor Ault told Mr. Staaf that the township had not received any plans showing that.

Supervisor Wetzel made a motion to approve the preparation of text amendments with the addition of hotels and motels changed over to commercial/industrial, seconded by Supervisor Franks. **Motion carried.**

DISCUSSION ITEMS: Chairman Ault asked if there was anyone in the audience or online that had something they want to discuss. No one online had anything, but Keith Smith of 3333 Baltimore Pike came forward asking for recommendations on what to do concerning a waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article IV Plan Requirements, §235-53 Hydrogeologic and groundwater assessment report. He explained that he was trying to put in a six-lot subdivision behind the Woodridge Hunt subdivision; four of the lots will go into a cul-de-sac, one lot for the existing farmhouse, and one lot at the other end, of the 88-acre plot. He told the Board members that he had wells drilled for the lots like he was asked to do to prove that they had water. He went on to tell them that he had a representative from Hanover Land Services at the Planning Commission meeting held on May 19, 2022, and they discussed the provision in the ordinance that states *all proposed residential developments, including phased development, containing five or more lots, either initially or cumulatively, of any size, a hydrogeologic and groundwater assessment report is required but they wouldn’t make a recommendation on what he needs to do so he is now on hold.* He said he needs to get an answer on what he needs to do to go forward with this plan. He explained that the wells that were drilled in the cul-de-sac are producing 6 to 8 to 12 gallons of water a minute and that is an excessive amount of water for any home. The well at the farmhouse is producing two gallons per minute and the well by Deer Road is producing 4 to 5 gallons a minute as well. He

explained that there are only four homes close to the other homes even though it is a 6-lot subdivision. He needs to know what he can do to move the plan forward.

Chairman Ault explained that they had received and read the minutes from the Planning Commission meeting and read that his request was tabled. He did not know why it was tabled; they wanted more information to make a recommendation. He told Mr. Smith that his request would be added to the next agenda, giving the Planning Commission plenty of time to make a recommendation.

Township Engineer Cory McCoy told the Board members that the next meeting for the Planning Commission was June 16, 2022. Chairman Ault said that the Board meets on June 21, 2022, and his waiver request will be on that agenda for the Board to review.

Chairman of the Planning Commission James Myers told the Board members why the Planning members tabled the request. He told them that there is a question about the study and whether this is something an expert needed to look at as far as the information from the wells is good enough for that study. He explained that the Planning members felt they could not recommend the waiver without knowing that. So that is why the Planning Commission suggested to the representative from Hanover Land Services to talk with and get a letter from an expert that would indicate that the information from the study was dependable. He also told the Board members that the Planning Commission told the representative from Hanover Land Services that the developer could do a four-lot subdivision. He continued to say that the Planning Commission felt that there was a reason for the 5-lot requirement and how could the Planning members make a recommendation when they do not know what effect it would have on the other properties. He said the Planning Commission felt the ordinance says 5-lots needed to have this study for a reason and they were not aware of that reason.

Chairman Ault suggested that Mr. Smith have the information that the Planning Commission is requesting for the next planning meeting in June. Mr. Smith wanted to know who he needs to contact to review the well reports. Planning Commission Chairman James Myers and Township Engineer Cory McCoy said that it would be a hydrogeologist. Township Engineer Cory McCoy told Mr. Smith that he would contact his engineer to let him know who he needs to speak with.

**SUPERVISORS AND/OR PUBLIC COMMENTS:** Chairman Ault and Township Manager Michael Bowersox asked if anyone present or online wanted to speak to the Board and no one replied. Chairman Ault told those present that the trailer they were going to use for the public works paver, they bought, is not legal to haul the paver. He explained the ramps are too short to haul it, and it will cover the paver weight but will not cover the trailer weight making it an unlawful weight to pull the trailer. He then told everyone that there is a used 20-ton lowboy that will load the paver up for a cost of \$7,500. He told the Board members that they will be able to see the trailer and make sure it will fit the paver before making a potential purchase.

Supervisor Rynearson reminded the Chairman that the planned vacations of the secretary and manager needed to be placed on the next meeting agenda to formally cancel the work session meeting for July 7, 2022.

West Manheim Township  
Board of Supervisors Work Session  
June 2, 2022  
Page 4

ADJOURNMENT: Supervisor Ault made the motion to adjourn the meeting at 8:17 p.m., seconded by Supervisor Wetzel. **Motion carried.**

Respectfully submitted,

---

Miriam Clapper, Secretary

---

Chairman