

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, October 18, 2022
7 p.m.

Chairman Ault called the Regular Meeting of the West Manheim Township Board of Supervisors to Order at 7:04 p.m. on Tuesday, October 18, 2022, followed by the Pledge to the Flag and Invocation. The meeting took place at the Municipal Building at 2412 Baltimore Pike, Hanover, PA, 17331.

ROLL CALL: Present were Supervisors Ault, Franks, Hartlaub, Rynearson, and Wetzel. Also, present were the Township Manager Michael Bowersox, Township Engineer Cory McCoy from C. S. Davidson, Inc., Solicitor Gregory Bair II of Stock and Leader sitting in for Township Solicitor David Jones, and Township Secretary Shanna Smale. Township Solicitor David Jones was not present. A quorum was present.

ANNOUNCEMENT: Chairman Ault informed those present that the Board of Supervisors held an executive session that took about twenty minutes before the meeting to discuss personnel matters.

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

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Work Session Board Meeting Minutes held on October 6, 2022, seconded by Supervisor Hartlaub. **Motion carried.**

DISBURSEMENTS: The disbursements from all funds were approved, as listed, in a motion by Supervisor Ault, seconded by Supervisor Rynearson. **Motion carried.**

CORRESPONDENCE: Chairman Ault noted the Board received no correspondence.

RECREATION BOARD REPORT: Supervisor Ault made a motion to accept the Rec Board's Report as given, seconded by Supervisor Rynearson. **Motion carried.**

SOLICITOR'S REPORT: Solicitor Gregory Bair stated that Solicitor David Jones had heard back from the York County Planning Commission with the favorable recommendation of going forward with amending the Zoning Ordinance to remove Hotels, Motels, New dwelling units in conjunction with and above a principal use permitted in Section 270-31B, C and D, and No-Impact Home Occupations as Permitted Uses within the Business Center Zoning District. Other than that there was nothing new to add to his submitted report (copy on file).

Supervisor Wetzel made a motion to accept the Solicitor's Report as given, seconded by Supervisor Rynearson. **Motion carried.**

ENGINEER'S REPORT: Township Engineer Cory McCoy, C. S. Davidson had nothing new to add to his submitted report (copy on file).

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

REPORTS:

- A. Monthly Budget Review – Treasurer's Report - September 2022
- B. Pleasant Hill Volunteer Fire Co.-EMS Reports - September 2022
- C. EMA Report - September 2022
- D. Code Enforcement Officer Report - September 2022
- E. SEO Report - September 2022

Supervisor Rynearson made a motion to approve the Reports A. through E. as given, seconded by Supervisor Ault. **Motion carried.**

MANAGER REPORT: Township Manager Michael Bowersox had nothing else to add to his submitted report (copy on file).

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

OLD BUSINESS:

- A. Motion to approve the purchase of a hot tar/crack seal machine for the public works department at a cost of _____. (Quotes are being reviewed)

Supervisor Ault made a motion to approve the purchase of a SealMaster Crack Pro 125 hot tar/crack seal machine for the Public Works department after reviewing multiple quotes for \$47,864.00, seconded by Supervisor Wetzel. **Motion carried.**

- B. Motion to approve the purchase of either the Caterpillar 259D3 compact track loader for \$68,995.00 or the Takeuchi TL8R2 compact track loader for \$65,275.75.

Supervisor Ault demoed both machines and gave a favorable recommendation for the Caterpillar 259D3 machine. Supervisor Rynearson made a motion to approve purchase of the Caterpillar 259D3 compact track loader for \$68,995.00 for the Public Works department, seconded by Supervisor Franks. **Motion carried.**

NEW BUSINESS:

- A. Motion to hire Kenneth Gabor as a part-time EMT/Firefighter for duties at the Pleasant Hill Volunteer Fire Company at a starting rate of \$15.30/hr per the current IAFF collective bargaining agreement.

Supervisor Ault made a motion to table the hire of Kenneth Gabor as a part-time EMT/Firefighter for duties at the Pleasant Hill Volunteer Fire Company at a starting rate of \$15.30/hr per the current IAFF collective bargaining agreement due to the fact that he had not responded to Township Manager Michael Bowersox yet, seconded by Supervisor Rynearson. **Motion carried.**

- B. Motion to hire Emily Walker as a part-time EMT/Firefighter for duties at the Pleasant Hill Volunteer Fire Company at a starting rate of \$15.30/hr per the current IAFF collective bargaining agreement.

Supervisor Ault made a motion to approve the hire of Emily Walker as a part-time EMT/Firefighter for duties at the Pleasant Hill Volunteer Fire Company at a starting rate of \$15.30/hr per the current IAFF collective bargaining, seconded by Supervisor Rynearson. **Motion carried.**

SUBDIVISION PLANS:

- A. Motion to approve the waiver request for Tidal Wave Auto Spa

1. Waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article I General Provisions, §221-11.K - All stormwater management facilities (excluding individual residential underground infiltration facilities) are considered structures and must comply with building setback requirements.

Cory McCoy, Township Engineer explained that they were seeking relief from stormwater BMPs within the setback lines. They are proposing an underground infiltration bed under the parking lot and a small detention area. Supervisor Ault made a motion to approve the waiver request for Tidal Wave Auto Spa - West Manheim Township Subdivision and Land Development Ordinance, Chapter 235, Article I General Provisions, §221-11.K - All stormwater management facilities (excluding individual residential underground infiltration facilities) are considered structures and must comply with building setback requirements. Seconded by Supervisor Wetzel. **Motion carried.**

- B. Motion to approve Tidal Wave Auto Spa Final Land Development Plan (Review time expires 11/15/22)

Cory McCoy, Township Engineer went through some engineer's comments with the board with what still needed to be addressed before final plan approval can be given. Sarah Ritsema, Widmer Engineering spoke on behalf of Tidal Wave Auto Spa as the project designer to address some of the outstanding engineer's comments. Supervisor Ault made a motion to table item B under Subdivision Plans on the agenda until revised plans have been reviewed by Township Engineer, Cory McCoy, seconded by Supervisor Rynearson. **Motion carried.**

C. Motion to approve Fox Meadows - 7 Lots – Preliminary /Final Subdivision Plan (Review Time Expires 12/21/2022)

Kris Raubenstine on behalf of Hanover Land Services came forward to state that he was told that the board and township engineer had discussed terminating vertical curbing on Lot 7 and replacing with a tapered curb around the bend and seeking final subdivision plan approval. Supervisor Ault made a motion to conditionally approve Fox Meadows - 7 Lots – Preliminary /Final Subdivision Plan, subject to the condition of terminating vertical curbing on Lot 7 and replacing with a tapered curb around the bend, seconded by Supervisor Wetzell. **Motion carried.**

D. Discussion regarding whether formal re-approval of minor modifications of approved plans is necessary relative to changes to plans for Belmont 3/4 and Mod Wash land development plans.

Cory McCoy Township Engineer started with Mod Wash plans explaining that they already have conditional approval with minor modifications needed. Cory asked the board if they would need a formal re-approval of plans for minor modifications or if he could work with the Mod Wash engineer to get these corrected.

Jim Myers, Oakwood Dr, member of the planning commission spoke about the plan and being able to continue to work under the conditional approval because it meets the ordinance.

Supervisor Rynearson made a motion to approve Mod Wash to not have to have a formal re-approval of minor modifications of approved plans relative to changes to land development plans, seconded by Supervisor Ault. **Motion carried.**

Len Bradley from RGS Associates spoke on behalf of Burkentine and Sons Builders, Belmont 3/4. Burkentine was told that they would need to provide ADA compliant connecting paths between all the buildings per the township's third-party commercial inspector, Joe Crider, Middle Department Inspection Agency. Mr. Bradley stated that based on the plan that is recorded it is technically infeasible. Burkentine is asking to remove private sections of the sidewalk that are not required by SALDO, all sidewalks in the public right of way will be ADA compliant. Cory McCoy, Township Engineer, reviewed the plan and could not find any issue with it not meeting requirements or going against any of our township ordinances. Solicitor Greg Bair stated that they can do what they need during construction and if something should happen after the fact it would come back on Burkentine not the township since they are private sidewalks. Mr. Bradley would like to have the board conditionally allow them to show an exhibit to Joe Crider removing the sidewalks and in the next few months work with the township, Burkentine and Joe Crider to see if the sidewalks remain in or out. Township

Manager, Michael Bowersox stated that as of now the sidewalks should be removed and the township to meet with all parties involved to figure out how to proceed.

EXTENSION REQUESTS PER DEVELOPER LETTERS: None.

ALL TO BE TABLED:

Pine Creek Structures (Review time expires 11/19/22)
Keel LP, Phase II – Preliminary Plan - 6 Lot Subdivision Plan (Review Time Expires 12/21/2022)
Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 12/21/2022)
Belmont Ridge Phase V, 172 Lot Parallel Plan Preliminary Plan (Review time expires 12/21/2022)
Oakwood Hills 69- Lot Preliminary Plan (Review time expires 12/21/22)

Supervisor Ault made a motion to approve the tabled subdivision plans to the date that is shown, seconded by Supervisor Rynearson. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS: Chairman Ault asked if anyone from the public had any comments.

Harry McKean, owner of 1895 Baltimore Pike, Tidal Wave Auto Spa project location wanted to talk about tabling of that plan. They are trying to get this started this fall and potentially moving forward with the plan. Mr. McKean stated that they did not want to have to wait another month for the next board meeting and Supervisor Ault stated that provided all comments are addressed and fees have been paid they could be put on the agenda for the next meeting on November 3, 2022. Supervisor Ault stated that all revised plans needed to be to the township by October 28, 2022 to be included in the books for the meeting.

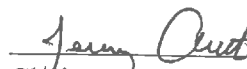
NEXT SCHEDULED MEETINGS: Next Scheduled Meetings: Supervisors Work Session – Thursday, November 3, 2022, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Public Hearing Tuesday, November 15, 2022, at 6:30 p.m. with Regular Board Meeting following the Public Hearing, with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Chairman Ault made a motion to adjourn the meeting at 8:08 p.m., seconded by Supervisor Hartlaub. **Motion carried.**

Respectfully,



Secretary


Chairman