

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, January 17, 2023
7 p.m.

Supervisor Ault called the Regular Meeting of the West Manheim Township Board of Supervisors to Order at 7:00 p.m. on Tuesday, January 17, 2023, after a public hearing was held. The meeting took place at the Municipal Building at 2412 Baltimore Pike, Hanover, PA, 17331.

ROLL CALL: Present were Supervisors Ault, Hartlaub, Franks, Rynearson and Wetzel. Also, present were Township Manager Michael Bowersox, Township Engineer Cory McCoy from C. S. Davidson, Inc, Solicitor Sarah Doyle from Stock and Leader Attorneys at Law, and Township Secretary Shanna Smale. Township Solicitor Dave Jones from Stock and Leader was not present. A quorum was present.

ANNOUNCEMENT: Supervisor Ault informed those present that the board would hold an executive session after the meeting to discuss a personnel matter and would resume their caucus if necessary after the executive session.

PUBLIC COMMENTS: Supervisor Ault asked if anyone present wanted to speak at this time. Chris Naylor of Barley Snyder spoke on behalf of Burkentine Builders to ask the board to give a favorable recommendation to grant the extension request until the end of May for Burkentine Fields.

Andrew Hoffman, 2575 Baltimore Pike came forward to ask the board when the public hearing to discuss the zoning ordinance amendment for fence heights date would be set. The board determined that the best date would be at the February 21st meeting at 7 pm, due to the fact that the continuation of the curative amendment public hearing would be at the next scheduled meeting on February 2nd.

Michael Hawkins, 151 Pumping Station Road spoke to give some insight on how many variances the zoning hearing board has given over the years in regards to approving fences over a certain height.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Board of Supervisors Reorganizational Meeting and Work Session Meeting of Tuesday, January 3, 2023, seconded by Supervisor Wetzel. **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 a thank you note from the YWCA for the \$200 contribution to their Safe Home Programs from Stock and Leader on behalf of West Manheim Township.

Supervisor Ault made a motion to accept the correspondence as given, seconded by Supervisor Wetzel. **Motion carried.**

RECREATION BOARD REPORT: Supervisor Rynearson had nothing new to add to the Rec. Board's report (copy on file).

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

SOLICITOR'S REPORT: Solicitor Sarah Doyle had nothing new to add to Solicitor Jones submitted report (copy on file).

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

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

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

REPORTS:

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

Supervisor Rynearson made a motion to accept Reports A-F as given except for the EMS report which was not submitted, seconded by Supervisor Franks. **Motion carried.**

MANAGER'S REPORT: Michael Bowersox had nothing new to add to his submitted report (copy on file).

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

Old Business: None.

New Business:

A. Motion to approve Tri-state Shredding for the Annual Shred Event Saturday, April 22, 2023 – Reservation Deposit \$100 – Total cost of \$795.00.

Supervisor Rynearson made a motion to approve Tri-state Shredding for the Annual Shred Event Saturday, April 22, 2023, from 9 am to 12 pm – Reservation Deposit \$100 – Total cost of \$795.00, seconded by Supervisor Wetzel. **Motion carried.**

B. Motion to appoint _____ and _____ to the Planning Commission.

Supervisor Franks made a motion to appoint Jeffrey Haines to the Planning Commission, seconded by Supervisor Wetzel. With a roll call vote of Ault, Franks, Hartlaub, Rynearson and Wetzel voting “yay”. **Motion carried.**

Supervisor Rynearson made a motion to appoint Fred Walker to the Planning Commission, seconded by Supervisor Franks. With a roll call vote of Ault, Franks, Hartlaub, Rynearson and Wetzel voting “yay”. **Motion carried.**

C. Motion to appoint _____ and _____ to the Zoning Hearing Board.

Supervisor Ault made a motion to appoint Don Whatley to the Zoning Hearing Board, seconded by Supervisor Wetzel. With a roll call vote of Ault, Franks, Hartlaub, Rynearson and Wetzel voting “yay”. **Motion carried.**

Supervisor Rynearson made a motion to appoint Kelly Gabliks to the Zoning Hearing Board, seconded by Supervisor Ault. With a roll call vote of Ault, Franks, Hartlaub, Rynearson and Wetzel voting “yay”. **Motion carried.**

D. Motion to reappoint Fred Walker to the Rec Park Board.

Supervisor Ault made a motion to reappoint Fred Walker to the Rec Park Board, seconded by Supervisor Rynearson. **Motion carried.**

E. Motion to approve High Pointe Phase 2E - Request for paving extension by agreement between Burkentine and the Township.

Supervisor Ault asked Cory McCoy, Township Engineer to elaborate on this agreement. Cory explained that this is almost exactly the same agreement that was approved for High Pointe Phase 2D, since they will be out of compliance with township standards after October 31st, what we allowed in the past was to apply the 3” 25mm base course, apply a 1” layer of 9.5mm to protect the base paving through the winter conditions. In the spring of 2023, they would mill off the 1” 9.5mm layer and apply the 2” 19mm binder course as required by the township specifications.

Supervisor Wetzel made a motion to approve High Pointe Phase 2E - Request for paving extension by agreement between Burkentine and the Township, seconded by Supervisor Franks. **Motion carried.**

F. Motion to approve the Employment Agreement between West Manheim Township Board of Supervisors and the Chief of Police for the West Manheim Township Police Department.

Supervisor Ault made a motion to approve the Employment Agreement between West Manheim Township Board of Supervisors and the Chief of Police for the West Manheim Township Police Department, seconded by Supervisor Rynearson. **Motion carried.**

G. Motion to approve the Mobile Data Computer Service Agreement with York County Department of Emergency Services (9-1-1 Communications) for a period of five (5) years from April 1, 2023 through March 31, 2028 at a cost of \$233.20 per month per police vehicle.

Supervisor Rynearson made a motion to approve the Mobile Data Computer Service Agreement with York County Department of Emergency Services (9-1-1 Communications) for a period of five (5) years from April 1, 2023, through March 31, 2028 at a cost of \$233.20 per month per police vehicle, seconded by Supervisor Franks. **Motion carried.**

H. Motion to approve the purchase of a 2013 – 24” Bobcat Model 24PLA Cold Planer at a cost of \$6,000.00.

Supervisor Ault made a motion to approve the purchase of a 2013 – 24” Bobcat Model 24PLA Cold Planer at a cost of \$6,000.00 from Greg Yohe, seconded by Supervisor Franks. **Motion carried.**

I. Motion to approve the purchase of a 2021 - Bobcat 66" Brushcat Rotary Mower (brand new) at a cost of \$7,250.00.

Supervisor Rynearson made a motion to approve the purchase of a 2021- Bobcat 66" Brushcat Rotary Mower (brand new) at a cost of \$7,250.00 from Greg Yohe, seconded by Supervisor Franks. **Motion carried.**

Subdivision Plans

A. Keel LP, Phase II – Preliminary Plan - 6 Lot Subdivision Plan (Review Time Expires 1/18/2023)

Reg Baugher from Hanover Land Services came before the board looking for conditional approval with minimal comments that he and Cory McCoy, Township Engineer could work through.

Supervisor Ault made a motion to approve Keel LP, Phase II – Preliminary Plan - 6 Lot Subdivision Plan, conditional approval with minor issues being worked through, seconded by Supervisor Wetzel. **Motion carried.**

EXTENSION REQUESTS PER DEVELOPER LETTERS:

1. Burkentine Fields – 310 Unit Preliminary Land Development Plan (Review time expires 2/3/23)

Supervisor Ault made a motion to approve the extension request for Burkentine Fields – 310 Unit Preliminary Land Development Plan – Review time expires 5/31/23, seconded by Supervisor Rynearson. **Motion carried.**

ALL TO BE TABLED:

- Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 3/22/2023)
- Belmont Ridge Phase V, 172 Lot Parallel Plan Preliminary Plan (Review time expires 3/22/2023)
- Oakwood Hills 69- Lot Preliminary Plan (Review time expires 3/22/2023)

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

17. Supervisors and/or Public Comments: Supervisor Ault asked if anyone from the public wanted to speak to the Board members.

James Staaf, 25 Oakwood Drive came forward to address the board regarding the membership with the ambulance service. Mr. Staaf explained that he got a membership packet, and in the brochure, it has a blurb “Will you transport me to the hospital of my choice?” He states that you used to be able to go to the hospital of your choice and now you are taken to the closest hospital. If you choose to go to the hospital of your choice, you will be billed the milage to that hospital which he feels negates the membership. Mr. Staaf just wanted to bring it to the board’s attention.

Supervisor Ault also stated that he got a call from a resident who was having trouble getting in contact with anyone at the Fire Company to pay their subscription and stated that this would need to be looked into. Township Manager Michael Bowersox stated he would get in contact with the EMS Captain to discuss these matters. Supervisor Ault then asked if any of the board members wanted to speak and received no reply.

18. Next Scheduled Meetings: Public Hearing and Supervisors Work Session – Thursday, February 2, 2023, at 5:00 p.m. with Supervisors Caucus at 6:30 p.m. and Work Session at 7 p.m. – Public Hearing and Supervisors Regular Meeting - Tuesday, February 21, 2023, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Chairman Ault made a motion to adjourn the meeting at 7:42 p.m. and then go into an executive session to discuss personnel matters and if time allows after that a brief caucus, seconded by Supervisor Wetzel. **Motion carried.**

Respectfully,


Secretary