

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, March 2, 2023, 7 p.m.

Supervisor Ault called the Work Session Meeting of the West Manheim Township Board of Supervisors to Order at 7:02 p.m. on Thursday, March 2, 2023. The meeting took place at the Municipal Building at 2412 Baltimore Pike, Hanover, PA, 17331.

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

ANNOUNCEMENT: Supervisor Ault stated that an executive session was held for 45 minutes before the meeting to discuss personnel matters.

PUBLIC COMMENTS: Supervisor Ault asked if anyone in the audience wanted to make any comments and received no reply.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Regular Board Meeting of Tuesday, February 21, 2023, seconded by Supervisor Wetzel. **Motion carried.**

CORRESPONDENCE:

- A. Elaine Sneeringer requesting to have a sign posted in front yard for special needs child.
- B. Letter from Barley Snyder on behalf of Burkentine Builders/Belmont Ridge LLC granting an extension of 30 days to act on the pending Petition for Curative Amendment to the Zoning Map.

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

APPROVAL OF DISBURSEMENTS: The Disbursements from all Funds were approved, as listed, in a motion by Supervisor Wetzel except for the payment to WFX for \$4,975.00, seconded by Supervisor Franks. **Motion carried.**

ACTION/DISCUSSION ITEMS:

ACTION ITEMS

- A. Motion to approve the petition for a Curative Amendment to the West Manheim Township Zoning Map filed by Belmont Ridge, LLC (“Applicant”), which Petition alleges that the zoning classification of two (2) properties as “Business Center District” on the Township Zoning Map constitutes spot zoning which “shuts the door” to future development of the property in conformance with the zoning regulations for such zoning district. The two (2) subject properties contain 81 acres and are identified as 1) 343 Pumping Station Road (Tax Parcel No.

52-000-BE-0049.A0-00000 and 2) Baltimore Off Pike (Tax Parcel No. 52-000-BD-0083.00-00000.

Supervisor Ault made a motion to table item A. at this time and will be discussed at a later date, seconded by Supervisor Wetzel. **Motion carried.**

- B. Motion to approve use of the West Manheim Rec Park Baseball, Softball, Soccer and Football Fields for Fellowship of Christian Athletes Power Camp – June 12-15, 2023, per the current fee schedule.

Supervisor Rynearson made a motion to approve use of the West Manheim Rec Park Baseball, Softball, Soccer and Football Fields for Fellowship of Christian Athletes Power Camp – June 12-15, 2023, per the current fee schedule, seconded by Supervisor Wetzel. **Motion carried.**

- C. Motion to appoint Shari Kruger as a member of the Fire Police for the Pleasant Hill Volunteer Fire Company.

Supervisor Ault made a statement that she was checked by Ted Clouser the Pleasant Hill Volunteer Fire Company Fire Chief, and she would be sworn in if appointed. Supervisor Wetzel made a motion to appoint Shari Kruger as a member of the Fire Police for the Pleasant Hill Volunteer Fire Company, seconded by Supervisor Rynearson. **Motion carried.**

DISCUSSION ITEMS:

- A. Review and discussion of a revised ordinance amending chapter 270 of the code of ordinances of the Township of West Manheim, which chapter is entitled “Zoning,” by section 270-92, entitled “Fences and Walls,” of article XV, entitled "Accessory Buildings and Uses,” to permit fences up to eight (8’) feet in height in any zoning district where the principal use of such lot is commercial or industrial in nature.

Supervisor Ault stated that there was a copy of the draft ordinance in the Supervisor’s books for review. Supervisor Ault then asked the other Supervisors to take a moment before approving or denying this to potentially reconsider the setback requirement. When Supervisor Wetzel made the initial 3 to 2 motion, it was taken into advisement what the West Manheim Planning Commission’s recommendation was. It was brought to Supervisor Ault’s attention by a taxpayer that it may show favoritism or discrimination against residential or commercial properties by requiring three-foot setbacks when commercial and industrial would have to have the three-foot setback and residential could go up to the property line. Supervisor Ault stated that the setback requirement had nothing to do with the initial ordinance until the last meeting. The initial ordinance was only to do with fence height. Supervisor Ault wanted to know if the board would reconsider putting it on the property line unless they choose to have barbed wire leaning outward he would support having a twelve inch setback so the fence does not go over the property line or where no part of your fence can exceed the property line. Supervisor Ault then stated that he is content with the height being eight feet (8’) with two feet (2’) of barbed wire but to reconsider the setback requirements before the township pays to have the ordinance advertised to change the

wording to be on the property line. Supervisor Ault then asked the other Supervisors what they thought about the setbacks. Solicitor, Dave Jones stated that the changes in the ordinance would have to go through the York County Planning Commission and the West Manheim Township Planning Commission.

Supervisor Ault made a motion to publicly advertise and set a hearing date but in the advertisement it should say that no part of the fence should extend over the property line, easement or right-of-way line, seconded by Supervisor Wetzel. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENT: Supervisor Ault asked if anyone from the public wanted to speak.

Jim Staaf, 25 Oakwood Drive; Mr. Staaf wanted the board to know that he was running for supervisor again and while he was out getting signatures there were two things he heard about. The first was with the fence ordinance, that they were not familiar with it and had complaints about it and second he heard what a wonderful job the police department was doing and he wanted to pass that along to the board.

Elaine Sneeringer, 2820 Pleasant Hill Road; Ms. Sneeringer came to ask the board to consider putting up a sign in her front yard to let drivers know a special needs person lives there. Her main objective is to get the traffic to slow down. After discussion it was decided that two signs would be posted stating "Caution – Hidden Driveway".

Supervisor Ault made a motion to purchase two signs with breakaways and posts and all the hardware to go with it from Daniel B. Krieg, Inc. to be made that say Caution – Hidden Driveway, seconded by Supervisor Franks. **Motion carried.**

Supervisor Ault then wanted to make a comment about the mowing at the rec park that was already done. Roadmaster Will Fuhrman came forward to discuss if the billing was already submitted for the mowing. Supervisor Ault stated he billed for the time, but then asked did you bill for the equipment? Roadmaster Fuhrman stated he was working with the Township Treasurer to figure out the billing. Supervisor Ault stated that the equipment was purchased with public works money not with rec park money so the billing would need to go to the rec park.

NEXT SCHEDULED MEETINGS: Board of Supervisors Regular Meeting – Tuesday, March 21, 2023, at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, April 6, 2023, at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor Ault made the motion to adjourn the meeting at 7:38 p.m., seconded by Supervisor Wetzel. **Motion carried.**

Respectfully,



Secretary