

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

Regular Meeting

Tuesday, March 21, 2023  
7 p.m.

Supervisor Ault called the Regular Meeting of the West Manheim Township Board of Supervisors to Order on Tuesday, March 21, 2023, at 7:00 p.m., at the Municipal Building, 2412 Baltimore Pike, Hanover, PA 17331.

ANNOUNCEMENT: None

PUBLIC COMMENTS: Supervisor Ault asked if anyone present wanted to speak at this time. Fred Walker of Sugarboot Lane came up to discuss recommendations from the Rec Park Board of suggestions on improvements to be made at the Rec Park. Michael Hoffman, Baltimore Pike spoke of potential noise issues to come from the new car wash coming to West Manheim Township and Chris Naylor, attorney from Barley Snyder on behalf of Burkentine asked the board for a favorable outcome on the extensions needed for Belmont V plans.

APPROVAL OF MINUTES: Supervisor Hartlaub made a motion to approve the Minutes of the Board of Supervisors Work Session Meeting of Thursday, March 2, 2023, seconded by Supervisor Wetzel. **Motion carried.**

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

CORRESPONDENCE: Supervisor Ault noted that a letter from Barley Snyder was received that day regarding Burkentine granting West Manheim Township an additional extension of 30 days to act on the pending Petition for Curative Amendment to the Zoning Map of West Manheim Township.

RECREATION BOARD REPORT: Supervisor Ault asked Nina Rynearson, member of the Rec Park Board if she had anything to add to her report and she had nothing new to add.

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

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

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

REPORTS:

- A. Monthly Budget Review – Treasurer's Report - February 2023
- B. Chief of Police Report – January/February 2023
- C. Pleasant Hill Volunteer Fire Co.-EMS Reports – February 2023
- D. EMA Report – February 2023
- E. Code Enforcement Officer Report – February 2023
- F. SEO Report – February 2023

Supervisor Ault asked Chief Schneider if he wanted to add anything to his report. Chief Schneider stated that crime in West Manheim Township in January and February 2023 has gone up but that the West Manheim Township Police Department has done a great job of keeping up with the increase of activity.

Supervisor Wetzel made a motion to accept Reports A-F as given, seconded by Supervisor Rynearson. **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 adopt Resolution No. 2023-04 Authorizing the Disposition of Municipal Records in Accordance with the Historical and Museum Act 428 of 1968.

Supervisor Rynearson made a motion to adopt Resolution No. 2023-04 Authorizing the Disposition of Municipal Records in Accordance with the Historical and Museum Act 428 of 1968, seconded by Supervisor Franks. **Motion carried.**

- B. Motion to approve the applicants on the notarized Eligibility List under the Volunteer Service Credit Program for volunteers of the Pleasant Hill Volunteer Fire Company that have met the minimum criteria for an earned income tax credit.

Supervisor Rynearson made a motion to approve the applicants on the notarized Eligibility List under the Volunteer Service Credit Program for volunteers of the Pleasant Hill Volunteer Fire Company that have met the minimum criteria for an earned income tax credit, seconded by Supervisor Wetzel. **Motion carried.**

- C. Motion to approve temporary additional compensation in the amount of \$1250.00 per month from February 1, 2023, to January 31, 2024, to Lieutenant Baker, West Manheim Township Police Department, for assuming additional duties related to the part-time employment of the Chief of Police.

Supervisor Wetzel made a motion to approve temporary additional compensation in the amount of \$1250.00 per month from February 1, 2023, to January 31, 2024, to Lieutenant Baker, West Manheim Township Police Department, for assuming additional duties related to the part-time employment of the Chief of Police, seconded by Supervisor Franks. **Motion carried.**

- D. Motion to approve the advertisement for the sale of the Township's 1984 Caterpillar grader on Muncibid.

Supervisor Ault made a motion to table the advertisement for the sale of the Township's 1984 Caterpillar grader on Muncibid until the next meeting so he could do some more research, seconded by Supervisor Wetzel. **Motion carried.**

- E. Motion to approve the advertisement for the sale of the Township's 1998 Case Backhoe on Muncibid.

Supervisor Ault made a motion to table the advertisement for the sale of the Township's 1998 Case Backhoe on Muncibid, seconded by Supervisor Wetzel. **Motion carried.**

- F. Discussion of the potential purchase of a Caterpillar 305 excavator with a thumb and mower attachments.

Supervisor Ault stated that by putting some of the old equipment up for sale the township is able to use that money to put towards the purchase of new equipment in the future.

#### Subdivision Plans

- A. Waiver requests for Self-Storage Facility for BP Real Estate – Final Land Development Plan
  - 1. Motion to approve the Form “B” Waiver – Request for Planning Waiver & Non-Building Declaration – Self-Storage Facility for BP Real Estate - No facility or building will be erected on the subdivided lot either now or in the future that will result in the generation of sewage requiring a permit or planning under the Pennsylvania Sewage Facilities Act.

Supervisor Wetzel made a motion to approve the Form “B” Waiver – Request for Planning Waiver & Non-Building Declaration – Self-Storage Facility for BP Real Estate - No facility or building will be erected on the subdivided lot either now or in the future that will result in the generation of sewage requiring a permit or planning under the Pennsylvania Sewage Facilities Act, seconded by Supervisor Rynearson. **Motion carried.**

2. Motion to approve the waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235 Article V Design and Construction Standards, §235-53 & 54. Sidewalks & curbing shall be provided for all development located in the Designated Growth Area. Waiver to not provide curb & sidewalk.

Supervisor Ault made a motion to deny the waiver request to the West Manheim Township Subdivision and Land Development Ordinance, Chapter 235 Article V Design and Construction Standards, §235-53 & 54. Sidewalks & curbing shall be provided for all development located in the Designated Growth Area. Waiver to not provide curb & sidewalk. Supervisor Ault stated that sidewalks will need to be installed as part of the final plan approval, seconded by Supervisor Rynearson. **Motion carried.**

- B. Motion to approve Self-Storage Facility for BP Real Estate – Final Land Development Plan (Review time expires 3/28/23)

Supervisor Ault made a motion to table the Self-Storage Facility for BP Real Estate – Final Land Development Plan until new plans are in place with sidewalks on the front and side of the lot, signed agreement appealing the Zoning Hearing Board Solicitor is finalized and all pending Engineer’s comments are addressed, seconded by Supervisor Franks. **Motion carried.**

EXTENSION REQUESTS PER DEVELOPER LETTERS:

1. Self-Storage Facility for BP Real Estate – Final Land Development Plan (Review time expires 3/28/23)

Supervisor Ault made a motion to approve the extension request for Self-Storage Facility for BP Real Estate – Final Land Development Plan - review time expires 4/30/23, seconded by Supervisor Wetzel. **Motion carried.**

2. Oakwood Hills 69-Lot Preliminary Plan (Review time expires 3/22/2023)

Supervisor Ault made a motion to approve the extension request for Oakwood Hills 69-Lot Preliminary Plan – review time expires 6/21/23, seconded by Supervisor Franks.

3. Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 3/22/2023)

Supervisor Rynearson made a motion to approve the extension request for Belmont Ridge Phase V, 203 Lot Preliminary Plan – review time expires 7/31/23, seconded by Supervisor Franks. **Motion carried.**

4. Belmont Ridge Phase V, 172 Lot Parallel Plan/Preliminary Plan (Review time expires 3/22/23)

Supervisor Rynearson made a motion to approve the extension request for Belmont Ridge Phase V, 172 Lot Parallel Plan/Preliminary Plan – review time expires 7/31/23, seconded by Supervisor Wetzel. **Motion carried.**

ALL TO BE TABLED:

Burkentine Fields – 310 Unit Preliminary Land Development Plan (Review time expires 5/31/23)

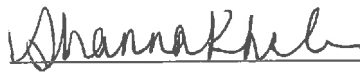
Supervisor Ault made a motion to table the following plans to the date that is shown, seconded by Supervisor Rynearson. **Motion carried.**

SUPERVISORS AND/OR PUBLIC COMMENTS: Supervisor Ault asked if anyone from the public wanted to speak to the Board members and received no response. He then asked if any of the Supervisors wanted to discuss anything. Supervisor Franks expressed concern about a utility pole that is too close to the road on Baltimore Pike at Hobart Road. The Township will need to reach out to MetEd to see about having the pole moved.

NEXT SCHEDULED MEETINGS: Supervisors Work Session – Thursday, April 6, 2023, at 7 p.m. with Supervisors Caucus at 6 p.m. Supervisors Regular Meeting - Tuesday, April 18, 2023, at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor Ault made a motion to adjourn the meeting at 7:34 p.m., seconded by Supervisor Wetzel. **Motion carried.**

Respectfully,

  
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Secretary