

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Regular Meeting

Tuesday, April 18, 2023
7 p.m.

Supervisor Ault called the Regular Meeting of the West Manheim Township Board of Supervisors to Order on Tuesday, April 18, 2023, at 7:01 p.m., at the Municipal Building, 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 Dave Jones from Stock and Leader Attorneys at Law, and Township Secretary Shanna Smale.

ANNOUNCEMENT: None

PUBLIC COMMENTS: None

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Board of Supervisors Regular Meeting on Tuesday, March 21, 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 Wetzel. **Motion carried.**

CORRESPONDENCE: None

RECREATION BOARD REPORT: None due to the fact that there was not a meeting held in March.

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

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

ENGINEER'S REPORT: Township Engineer Cory McCoy, C. S. Davidson added to his report that an analysis will be done of the Impounding Dam Road culvert and how it will be addressed. That information will be sent back to DEP.

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

A discussion of the Pumping Station Road culvert took place, it was decided that, since the original agreement was approved in March of 2020 the material costs have increased significantly, a Fair Share Analysis not to exceed \$1,000 would be done. Cory McCoy, Township Engineer also informed the board that he and Will

Fuhrman, Roadmaster had taken a drive around the township to identify the roads that would need work in the upcoming year.

REPORTS:

- A. Monthly Budget Review – Treasurer’s Report - February 2023
- B. Public Works Report – January-March 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 Hartlaub 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 Rynearson made a motion to approve the Manager’s Report as given, seconded by Supervisor Wetzel. **Motion carried.**

Old Business: None.

New Business:

- A. Review and adoption of the revised Employee Handbook (Resolution #2023-05).

Supervisor Ault made a motion to adopt the revised Employee Handbook (Resolution #2023-05), seconded by Supervisor Wetzel. **Motion carried.**

- B. Purchase of a Caterpillar 305 excavator with thumb and mower attachments for the Public Works Department with costs partially offset by the sale of old Township equipment.

Supervisor Ault made a motion to table the purchase of a Caterpillar 305 excavator with thumb and mower attachments for the Public Works Department with costs partially offset by the sale of old Township equipment. The Board would like to first see how much money the township could get for the used equipment on Muncibid in order to put that money towards the new Caterpillar 305. Seconded by Supervisor Franks. **Motion carried.**

C. Appointment of Rebecca Aversa and Miles Morris as members of the Fire Police for the Pleasant Hill Volunteer Fire Company.

Supervisor Rynearson made a motion to appoint Rebecca Aversa and Miles Morris as members of the Fire Police for the Pleasant Hill Volunteer Fire Company, seconded by Supervisor Franks. **Motion carried.**

D. Request by Burkentine Builders for installation of a trash compactor at Belmont 3 and an amenity space/patio at Lexington 2/2A.

Len Bradley on behalf of Burkentine Builders came to speak to the board about the installation of a trash compactor at Belmont 3 and an amenity space at Lexington 2/2A. After a discussion about these proposals and the desire of the board to have more information before making a decision, Supervisor Franks made a motion to table the request by Burkentine Builders for installation of a trash compactor at Belmont 3 and an amenity space/patio at Lexington 2/2A, seconded by Supervisor Rynearson. **Motion carried.**

E. Sale and reserve price of the Township's 1984 Caterpillar grader by public auction on the Municibid website.

Supervisor Rynearson made a motion to approve the sale of the Township's 1984 Caterpillar grader by public auction on the Municibid website with a \$25,000 reserve, seconded by Supervisor Franks. **Motion carried.**

F. Sale and reserve price of the Township's 1998 Case Backhoe by public auction on the Municibid website.

Supervisor Rynearson made a motion to approve the sale of the Township's 1998 Case Backhoe by public auction on the Municibid website with a \$20,000 reserve, seconded by Supervisor Wetzell. **Motion carried.**

G. Acceptance of quote for the spraying application of "weed and feed" at the Township municipal building for the purposes of weed control in the amount of \$1892.00.

Supervisor Franks made a motion to approve the quote from Highline Ag Solutions, LLC for the spraying application of "weed and feed" at the Township municipal building for the purposes of weed control in the amount of \$1892.00, seconded by Supervisor Rynearson. **Motion carried.**

H. Acceptance of quote for the spraying application of "weed and feed" at the Township Recreation Park athletic fields for the purposes of weed control in the amount of \$1544.00 (recreation fund).

Supervisor Rynearson made a motion to approve the quote from Highline Ag Solutions, LLC at the Township Recreation Park athletic fields for the purposes of weed control in the amount of \$1544.00 to be paid for from the recreation fund, seconded by Supervisor Franks. **Motion carried.**

- I. Acceptance of quote for the spraying application of herbicides at the Township Recreation Park for the purposes of thistle and invasive species control in the amount of \$1898.00 (recreation fund).

Supervisor Rynearson made a motion to approve the quote from Highline Ag Solutions, LLC for the application of herbicides at the Township Recreation Park for the purposes of thistle and invasive species control in the amount of \$1898.00 to be paid for from the recreation fund, seconded by Supervisor Franks. **Motion carried.**

- J. Replacement of the existing (inoperable) 13 SEER air conditioning system for the IT server room in the Township building with a new 21 SEER air conditioning system.

After discussion on the three quotes submitted to the board, Supervisor Wetzel made a motion to accept the quote from AJ Burns, LLC to replace the existing (inoperable) 13 SEER air conditioning system for the IT server room in the Township building with a new 21 SEER air conditioning system, moving thermostats and duct work for the cost of \$9,300.00, seconded by Supervisor Hartlaub. **Motion carried.**

Subdivision Plans:

1. Motion to approve BP Real Estate Self-Storage Facility Final Land Development Plan (Review time expires 4/30/2023)

Adam Anderson the Engineer from Site Design Concepts, Inc. on behalf of BP Real Estate spoke to the board regarding the Final Land Development Plan for the self-storage facility at 2145 Baltimore Pike. He stated that he was working to address any outstanding comments from Cory McCoy, Township Engineer. Cory stated that a conditional approval of the plan would be favorable.

Supervisor Ault made a motion to conditionally approve BP Real Estate Self-Storage Facility Final Land Development Plan pending the stormwater, filing fees and financial security being addressed, seconded by Supervisor Wetzel. **Motion carried.**

EXTENSION REQUESTS PER DEVELOPER LETTERS: None

ALL TO BE TABLED:

- Burkentine Fields – 310 Unit Preliminary Land Development Plan (Review time expires 5/31/23)
- Oakwood Hills 69- Lot Preliminary Plan (Review time expires 6/21/2023)
- Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 7/31/2023)
- Belmont Ridge Phase V, 172 Lot Parallel Plan Preliminary Plan (Review time expires 7/31/2023)

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

SUPERVISORS AND/OR PUBLIC COMMENTS: None

NEXT SCHEDULED MEETINGS: Next Scheduled Meetings: Supervisors Work Session – Thursday, May 4, 2023, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. –

Tuesday, May 18, 2023, at 7:00 p.m.- Public Hearing 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 with up to two (2’) feet of barbed wire in any zoning district where the principal use of such lot is Commercial and Industrial in nature and to provide that no part of any fence or wall extend over or across the property line, easement or right-of-way line.

Public Hearing amending chapter 270 of the code of ordinances of the township of West Manheim, which chapter is entitled “zoning,” by amending sections 270-3b(1), 270-3b(3), 270-13, 270-14a, 270-14c, and 270-132c to delete the rural resource area and all definitions and provisions pertaining thereto; to amend sections 270-15c and 270-15c(1), 270-15c(2), and 270-103h(2) by deleting them and replacing 270-15c with “farming”; deleting sections 270-49, 270-50, 270-51, 270-52, 270-53, 270-54, 270-55, establishing the rural resource zoning district and regulations pertaining thereto; and amending sections 270-68a(2), 270-71a(1), 270-72, by deleting references to “rural resource”; amending sections 270-90b, 270-90e, and 270-96c by deleting references to the rural resource zoning district; amending sections 270-15d and 270-132c by deleting the reference to rural resource area and replacing it with farming zoning district; deleting section 270-103h (2) and renumbering section 270-103h (3); deleting section 270-44c(2); amending section 270-45c to add campground and outdoor shooting range as conditional uses; amending the area regulations and dimensional table in section 270-46; and amending the zoning map to change certain parcels zoned as rural resource to farming, certain parcels zoned as farming to residential, certain parcels from commercial/industrial to farming, and certain parcels from farming to commercial/industrial.

Supervisors Regular Meeting to follow directly after Public Hearings with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Supervisor Ault made a motion to adjourn the meeting at 7:27 p.m., seconded by Supervisor Franks. **Motion carried.**

Respectfully,



Secretary