

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, May 4, 2023, 7 p.m.

Supervisor Ault called the Work Session Meeting of the West Manheim Township Board of Supervisors to Order at 7:01 p.m. on Thursday, May 4, 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, Township Engineer Cory McCoy from C.S. Davidson, Inc., and Township Secretary Shanna Smale. Dave Jones from Stock and Leader Attorneys at Law was not present. A quorum was present.

ANNOUNCEMENT: None.

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

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Regular Board Meeting of Tuesday, April 18, 2023, seconded by Supervisor Wetzel. **Motion carried.**

CORRESPONDENCE: None.

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

ACTION/DISCUSSION ITEMS:

ACTION ITEMS

- A. Adoption of Resolution #2023-06 to approve Planning Module (Component 2 – Individual and Community On-Lot Disposal of Sewage) – 250 Ross Road

Supervisor Ault made a motion to adopt Resolution #2023-06 to approve Planning Module (Component 2 – Individual and Community On-Lot Disposal of Sewage) – 250 Ross Road, seconded by Supervisor Wetzel. **Motion carried.**

- B. Offer of employment to Mitchel Houser for a vacant road crew position at a starting wage of \$20.00/hour with benefits per the current AFSCME collective bargaining agreement.

Supervisor Wetzel made a motion to offer employment to Mitchel Houser for a vacant road crew position at a starting wage of \$20.00/hour with benefits per the current AFSCME collective bargaining agreement, seconded by Supervisor Rynearson. Supervisors Hartlaub and Franks approved of the vote and Supervisor Ault opposed. With a four to one vote, **motion carried.**

- C. Offer of employment to Dean Wilson for a vacant road crew position at a starting wage of \$20.00/hour with benefits per the current AFSCME collective bargaining agreement.

Supervisor Rynearson made a motion to offer employment to Dean Wilson for a vacant road crew position at a starting wage of \$20.00/hour with benefits per the current AFSCME collective bargaining agreement conditional upon the completion of background checks, seconded by Supervisor Franks.
Motion carried.

- D. Purchase of a drone to assist with the inspections, required by the MS4 permit, of stormwater facilities located in the Township, and to assist with emergency management and public safety.

Supervisor Ault made a motion to approve the purchase of a drone to assist with the inspections, required by the MS4 permit, of stormwater facilities located in the Township, and to assist with emergency management and public safety not to exceed \$1,100.00, seconded by Supervisor Wetzel.
Motion carried.

- E. Authorization to advertise for 2023 Street Maintenance contract.

Supervisor Ault made a motion to approve the authorization to advertise for the 2023 Street Maintenance contract to include Hobart Road from Frogtown Road to the township line, Hoffacker Road from Hobart Road to the township line, Ridge Road from Black Rock Road to the township line, Band Hall Hill Road from Impounding Dam Road to the township line, Frogtown Road from Black Rock Road to Fuhrman Mill Road, Lily Springs Road from Glenville Road to the dead end and Westminster Road to Impounding Dam Road with an approximate cost of \$100,00.00. Seconded by Supervisor Hartlaub. **Motion carried.**

DISCUSSION ITEMS: None.

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 it has been a while since the township fire hydrants had been flushed and was wondering when that would be done again. Township Manager Mike Bowersox said he would look into that matter.

Jim Myers, 1621 Oakwood Dr; Mr. Myers stated that the date on the agenda for the next meeting was not correct.

Craig Davis, owner of Kona Ice came forward to discuss the fact that he was having an issue securing a permit to drive his Kona Ice truck selling his product in our township. Township Manager, Mike Bowersox stated that was because the way that our ordinance is written it prohibits selling product on the streets. Supervisor Ault asked that we put this topic as a discussion item at a future meeting.


NEXT SCHEDULED MEETINGS: Next Scheduled Meetings: Tuesday, May 16, 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 p.m.
- Supervisors Work Session – Thursday, June 1, 2023, at 7 p.m. with Supervisors Caucus at 6 p.m.

ADJOURNMENT: Supervisor Wetzel made the motion to adjourn the meeting at 7:12 p.m., seconded by Supervisor Franks. **Motion carried.**

Respectfully,


Secretary