

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

PUBLIC HEARINGS

TUESDAY, MAY 16, 2023 – 7:00 P.M.

** Please silence your cell phone as a courtesy to others.*

1. Public Hearings Called to Order
2. Pledge to the Flag/Invocation
3. Roll Call
4. 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.
5. 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.
6. Adjournment

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

TUESDAY, MAY 16, 2023

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Resolution #2009-25 – All recordings of Board meetings are deleted once the minutes of the meeting have been approved by the Board at a public meeting.

1. Meeting Called to Order
2. Announcement
3. Public Comments: all residents wishing to offer public comment pertaining to an agenda item must first register by signing their name, address, and telephone number on a “sign up” sheet to be provided by the Township. No one shall approach the microphone without having first registered to speak. Each person wishing to speak shall have one (1) opportunity to speak for a period not to exceed five (5) minutes.” Res. #2017-05
4. Approval of Minutes - Work Session Meeting of May 4, 2023
5. Disbursements
6. Correspondence
7. Recreation Board Report
 - A. Discuss Rec Park Board proposal to plant lawn grass/wildflowers and orchard grass at the beginning of field #13 facing Pavilion 1 down to the curve.
8. Solicitor’s Report
9. Engineer’s Report
 - A. Motion to approve the request for reduction #2 to the public improvement financial security for Belmont Ridge Phase 3 in the amount of \$782,325.40 leaving the remaining security amount of \$1,677,467.00.
 - B. Motion to approve the request for reduction #2 to the public improvement financial security for Belmont Ridge Phase 4 in the amount of \$485,710.90 leaving the remaining security amount of \$1,422,437.50.
 - C. Motion to approve the request for reduction #3 to the public improvement financial security for High Pointe at Rojen Farms Phase IID, IIE, and IIF in the amount of \$1,377,560.80 leaving the remaining security amount of \$1,298,706.20.
 - D. Motion to approve the request for reduction #1 to the public improvement financial security for High Pointe at Rojen Farms Phase S4 in the amount of \$13,035.00 leaving the remaining security amount of \$38,252.50.

- E. Motion to approve the request for reduction #1 to the public improvement financial security for Homestead Acres Phase 5 in the amount of \$907,571.50 leaving the remaining security amount of \$655,814.50.

10. Reports:

- A. Monthly Budget Review – Treasurer’s Report - April 2023
- B. Chief of Police, Monthly Activity Report – April 2023
- C. Pleasant Hill Volunteer Fire Co.-EMS Reports – April 2023
- D. EMA Report – April 2023
- E. Code Enforcement Officer Report – April 2023
- F. SEO Report – April 2023

11. Manager’s Report

12. Old Business

13. New Business

- A. Motion to grant permission for Cub Pack 105 to hold the Cub Scout Model Rocketry Event at the West Manheim Township Recreation Park on Sunday, June 11, 2023, from 11 a.m. to 4 p.m.
- B. Acceptance of highest bid on the Municibid website for the sale of the Township’s 1984 Caterpillar 120G grader for \$25,300.00 to high bidder Alston Potter.
- C. Acceptance of highest bid on the Municibid website for the sale of the Township’s 1998 Case 580L backhoe for \$20,200.00 to high bidder Accurate Machinery LLC, Frederick, MD.
- D. Increase of the wages of the three current office assistants (two in Administration, one in the Police Department) to \$18.54/hour with no changes to benefits in the current AFSCME collective bargaining agreement.
- E. Purchase of a Caterpillar 306 excavator with thumb and mower attachments for the Public Works Department with costs partially offset by the sale of old Township equipment.
- F. Appointment of Township residents to a steering committee being formed for the purpose of updating the Township’s Comprehensive Plan.

- Robert Miller
- Zach Hetrick
- Vanessa Schmidt
- James Myers
- Fred Walker
- Pam Hoffman
- David Calhoun
- Terry Rynearson
- David Appleby
- Chris Zumbum
- Lydia Vaccare

- G. Approval of Officer Clayton Swartz as a full-time officer in the West Manheim Township Police Department after successfully completing his one-year probationary period.

14. Subdivision Plans

1. Approval of Homestead Acres Phase 5 Final Land Development Plan (Review time expires 07/19/23)

B. EXTENSION REQUESTS PER DEVELOPER LETTERS:

Burkentine Fields – 310 Unit Preliminary Land Development Plan (Review time expires 5/31/23) to October 31, 2023.

C. ALL TO BE TABLED:

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)

15. Supervisors and/or Public Comments: all residents wishing to offer public comment must first register by signing their name, address, and telephone number on a “sign up” sheet to be provided by the Township. No one shall approach the microphone without having first registered to speak. Each person wishing to speak shall have one (1) opportunity to speak for a period not to exceed five (5) minutes.” Res. #2017-05
16. Next Scheduled Meetings: Supervisors Work Session – Thursday, June 1, 2023, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m. Supervisors Regular Meeting - Tuesday, June 20, 2023, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

17. Adjournment

Other Important Meeting Dates:

Planning Commission – 05/18/23 6 pm

Zoning Hearing Board – 05/23/23 7 pm