

WEST MANHEIM TOWNSHIP BOARD OF SUPERVISORS

WORK SESSION

Thursday, June 1, 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, June 1, 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, Township Engineer Cory McCoy from C.S. Davidson, Inc., and Township Secretary Shanna Smale. A quorum was present.

ANNOUNCEMENT: None.

PUBLIC COMMENTS: Supervisor Ault asked if anyone in the audience wanted to make any comments about any agenda items.

Pam Hoffman of 2571 Baltimore Pike came forward to state that she wanted it on record that she did not feel passing ordinances before they had been reviewed by the Comprehensive Plan Steering Committee was the correct way of doing things in the township.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Regular Board Meeting of Tuesday, May 16, 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 Rynearson, seconded by Supervisor Wetzel. **Motion carried.**

ACTION/DISCUSSION ITEMS:

ACTION ITEMS

- A. Ratify Award of the Joint Bids for Commonly Used Supplies and Services from 4/1/23 to 3/31/24 for Water Borne Traffic Paint to the following at the bid prices as quoted:
 1. To Ennis-Flint Inc. for white paint in 5-gallon pails at a price of \$17.30 per gallon.
 2. To Ennis-Flint Inc. for yellow paint in 5-gallon pails at a price of \$17.00 per gallon.

Supervisor Ault made a motion to approve the award of the Joint Bids for Commonly Used Supplies and Services from 4/1/23 to 3/1/24 for Water Borne Traffic Paint to Ennis Flint Inc., seconded by Supervisor Rynearson. **Motion carried.**

- B. Adoption of ordinance #2023-01 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.

With a roll call vote of Supervisors Ault, Franks, Rynearson and Wetzel voting "Yay" and Supervisor Hartlaub voting "Nay". **Motion carried.**

- C. Adoption of ordinance #2023-02 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.

With a roll call vote of Supervisors Ault, Franks, Rynearson and Wetzel voting "Yay" and Supervisor Hartlaub voting "Nay". **Motion carried.**

D. Award of 2023 Street Maintenance Contract.

Township Engineer Cory McCoy stated that the award for the 2023 Street Maintenance Contract was awarded to Russell Standard Corporation in the amount of \$94,278.50 for chip seal and two weeks later for fog seal. This project will include the following roads: Hobart Road, Hoffacker Road, Ridge Road, Band Hall Hill Road, Frogtown Road, Lily Springs Road and Westminster Road.

Supervisor Rynearson made a motion to approve the award of the 2023 Street Maintenance Contract to Russell Standard Corporation in the amount of \$94,278.50, seconded by Supervisor Wetzel. **Motion carried.**

- E. Resolution for the Sewage Facilities Program (SFP) grant to be used for an update to the Township's 2013 537 Plan and a re-evaluation of Areas 4, 5 and 6.

Township Engineer Cory McCoy updated the Board that a form was due to the DEP in order to be included in this grant opportunity was missed. Due to that fact, Cory would be looking for other grant opportunities for the township to apply for.

Supervisor Ault made a motion to table the Resolution for the Sewage Facilities Program (SFP) grant to be used for an update to the Township's 2013 537 Plan and a re-evaluation of Areas 4, 5 and 6, seconded by Supervisor Rynearson. **Motion carried.**

DISCUSSION ITEMS:

- A. Review of proposed Township Emergency Management Operations plan prior to adoption at a future meeting.

Township Emergency Management Coordinator Paul Hill spoke to the Board about the updates made to the Township Emergency Management Operation Plan. The Board members were each given a copy of the plan to review. A resolution will be drafted, and the updated Emergency Operations Plan will be voted on to be implemented at a future meeting.

- B. Review of proposed trash compactor requested by Burkentine Builders for use at the Belmont 3 development.

Township Manager Michael Bowersox explained to the Board that the developer would like us to table this proposal until a future date. They would like to discuss this further and package with other items to present to the Board all at one time.

Supervisor Ault made a motion to table the review of proposed trash compactor requested by Burkentine Builders for use at the Belmont 3 development, seconded by Supervisor Rynearson. **Motion carried.**

- C. Review of proposed resolution for the sale of excess Township personal property with a value of less than \$2000.

Supervisor Ault stated that one small change was needed in the text of the proposed resolution. Once that change is made the resolution is good to be put on the agenda for the next meeting on June 20, 2023.

SUPERVISORS AND/OR PUBLIC COMMENT: Supervisor Ault asked if anyone from the public wanted to speak and received no response.

NEXT SCHEDULED MEETINGS: Next Scheduled Meetings: Board of Supervisors Regular Meeting – Tuesday, June 20, 2023, at 7 p.m. with Supervisor Caucus at 6 p.m. Work Session Meeting – Thursday, July 6, 2023, at 7 p.m. with Supervisors Caucus at 6 p.m.

Supervisor Ault made an announcement that the Work Session meeting on July 6, 2023, would be canceled. There would only be the regular meeting in July on July 18, 2023.

West Manheim Township
Board of Supervisors Work Session
June 1, 2023
Page 4

ADJOURNMENT: Supervisor Ault made the motion to adjourn the meeting at 7:15 p.m., seconded by Supervisor Wetzel. **Motion carried.**

Respectfully,



Secretary