

WEST MANHEIM TOWNSHIP
BOARD OF SUPERVISORS MEETING MINUTES

Wednesday, November 8, 2023
7 p.m.

Supervisor Ault called the Regular Meeting of the West Manheim Township Board of Supervisors to Order on Wednesday, November 8, 2023, at 7:03 p.m., at the Municipal Building, 2412 Baltimore Pike, Hanover, PA 17331.

ROLL CALL: Present were Supervisors Ault, Franks, Hartlaub, 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. A quorum was present.

ANNOUNCEMENT: None.

PUBLIC COMMENTS: Supervisor Ault asked if anyone present wanted to speak at this time and James Horak, 879 Impounding Dam Road came forward to ask the Board a question regarding right-of-way fencing. After a brief discussion it was determined that he should come into the Township office during regular business hours to speak with the Township Manager to get clarification on this issue.

APPROVAL OF MINUTES: Supervisor Rynearson made a motion to approve the Minutes of the Board of Supervisors meeting of October 11, 2023, seconded by Supervisor Franks. Supervisor Wetzel abstained from voting because he was not present at the October 11, 2023 meeting. **Motion carried.**

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

CORRESPONDENCE: None.

Supervisor Ault made a motion to put on record no correspondence was given, seconded by Supervisor Rynearson. **Motion carried.**

RECREATION BOARD REPORT: Supervisor Ault put on record that no Recreation Board Report was given because the Recreation Board meets for the month after the date of this meeting, seconded by Supervisor Wetzel. **Motion carried.**

SOLICITOR'S REPORT: Supervisor Wetzel made a motion to accept the Solicitor's Report as given, seconded by Supervisor Rynearson. **Motion carried.**

ENGINEER'S REPORT:

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

A. Impounding Dam Road - Contract Change Order No. 1 - no cost contract time

Township Engineer, Cory McCoy explained to the Board that there is an increase in time on the contract for Impounding Dam Road of seventeen days at no additional cost to the Township.

Supervisor Ault made a motion to accept the Impounding Dam Road - Contract Change Order No. 1, seconded by Supervisor Rynearson.

REPORTS:

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

Supervisor Wetzel made a motion to accept Reports A-F as given, seconded by Supervisor Rynearson. **Motion carried.**

MANAGER'S REPORT: Township Manager stated that an additional plan was added to be heard by the Planning Commission at their next meeting on November 16, 2023 which is Prinland Heights Phase 3.

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

Old Business: None.

New Business:

- A. Approval of the 2024 SPCA Animal Care and Housing Agreement Contract for \$6,460.00.

Supervisor Ault stated that this contract gets renewed yearly and is budgeted for. Supervisor Ryneerson made a motion to approve the 2024 SPCA Animal Care and Housing Agreement Contract for \$6,460.00, seconded by Supervisor Wetzel. **Motion carried.**

B. Approval of the 2024 Klugh Animal Control Services Contract for \$450.00.

Supervisor Ault stated that this contract gets renewed yearly and is budgeted for. Supervisor Ryneerson made a motion to approve the 2024 Klugh Animal Control Services Contract for \$450.00, seconded by Supervisor Wetzel. **Motion carried.**

C. Approval to advertise the West Manheim Township 2024 Budget.

Supervisor Wetzel made a motion to give the approval to advertise the West Manheim Township 2024 Budget, seconded by Supervisor Franks. **Motion carried.**

D. Adoption of Ordinance #2023-04 Establishing a Parking Regulation Ordinance in the Township and Providing Penalties for the Violations Thereof.

A brief discussion took place regarding the fees. Supervisor Ryneerson made a motion to adopt Ordinance #2023-04 Establishing a Parking Regulation Ordinance in the Township and Providing Penalties for the Violations Thereof, seconded by Supervisor Wetzel. A roll call vote was taken with Supervisors Franks, Hartlaub, Ryneerson and Wetzel voting “yay” and Supervisor Ault voting “nay”. **Motion carried.**

E. Motion to acknowledge receipt of an application for an addition to the West Manheim Township Agricultural Security Area by Homer Stambaugh.

Supervisor Ault made a motion to acknowledge receipt of an application for an addition to the West Manheim Township Agricultural Security Area by Homer Stambaugh, seconded by Supervisor Wetzel. **Motion carried.**

F. Authorization to execute easement agreements for Impounding Dam Road Bridge Replacement Project.

Supervisor Ault made a motion to approve the Authorization to execute easement agreements for the Impounding Dam Road Bridge Replacement Project, seconded by Supervisor Ryneerson. **Motion carried.**

G. Discussion concerning York Water’s responsibility to camera sanitary sewer lines for settling issues on Christian’s Drive, Art Drive, Smeach Drive, and Oak Hills/Reservoir Heights Drive.

The Board of Supervisors discussed York Water's responsibilities when it came to televise the sewer lines for the settling issues that have occurred on Christian's Drive, Art Drive, Smeach Drive, and Oak Hills/Reservoir Heights Drive. Township Solicitor, Dave Jones explained that he had reached out to their attorney and had not heard back from them yet. The agreement between York Water and West Manheim Township states that York Water is responsible for any damage to roads caused by sewer lines. Solicitor Jones will reach out again for resolution.

- H. Board to consider the request of Terry Wetzel/Cory and Deanna Wetzel to remove Note No. 22 from the recorded Plan at Book 2021, Page 4837 (relating to Parcels No. 52-BE-57.E (2622 Pleasant Hill Rd.) and No. 52-BE-57.F (Pleasant Hill Rd.) – No. 22 Reads: Lot 1A shall be added onto lands of Cory R. and Deanne K. Wetzel, Parcel 57E, Deed Book 1598, Page 7250 and shall become an integral non separable part thereof.

Attorney Erica Townes of Barley Snyder came forward on behalf of Terry Wetzel to address the Board regarding the request to remove Note No. 22 from the recorded plan. The Board told Mr. Wetzel that the terms to move forward would be to increase the right-of-way from 20' to 50', the driveway must be 16' wide to meet township dimensional requirements and a signed maintenance agreement.

With that understanding, Supervisor Ault made a motion to approve the request of Terry Wetzel/Cory and Deanna Wetzel to remove Note No. 22 from the recorded Plan at Book 2021, Page 4837 (relating to Parcels No. 52-BE-57.E (2622 Pleasant Hill Rd.) and No. 52-BE-57.F (Pleasant Hill Rd.) – No. 22 Reads: Lot 1A shall be added onto lands of Cory R. and Deanne K. Wetzel, Parcel 57E, Deed Book 1598, Page 7250 and shall become an integral non separable part thereof, seconded by Supervisor Rynearson. Supervisors Ault, Rynearson and Franks voted "yay", Supervisor Hartlaub voted "nay", and Supervisor Wetzel abstained from voting. **Motion carried.**

Subdivision Plans:

- A. PLANS FOR REVIEW: None.
- B. EXTENSION REQUESTS PER DEVELOPER LETTERS: None.
- C. ALL TO BE TABLED:
 - Oakwood Hills 69- Lot Preliminary Plan (Review time expires 12/21/23)
 - Belmont Ridge Phase V, 203 Lot Preliminary Plan (Review time expires 12/31/2023)
 - Belmont Ridge Phase V, 172 Lot Parallel Plan Preliminary Plan (Review time expires 12/31/2023)
 - Wagaman Add-on 2 Lot Preliminary/Final Plan (Review time expires 1/25/2024)
 - Burkentine Fields – 310 Unit Preliminary Land Development Plan (Review time expires 4/30/2024)

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

SUPERVISORS AND/OR PUBLIC COMMENTS: Supervisor Ault asked if anyone in the public or any Supervisors wanted to speak. Supervisor Rynearson stated that he had a few things he wanted to say. First, he told the Board that a representative would come to the December meeting to discuss the Turf to Meadows Project. Second, he wanted to get permission from the Board to stay on as a representative from the Township for some of the committees he is on currently when his term is up on December 31, 2023. The Board discussed and stated that they were okay with Supervisor Rynearson being their representative for the York/Adams Tax Bureau and the South Western School District Rec Commission.

NEXT SCHEDULED MEETINGS: Next Scheduled Meeting: Supervisors Regular Meeting – Wednesday, December 12, 2023, at 7:00 p.m. with Supervisors Caucus at 6:00 p.m.

ADJOURNMENT: Supervisor Ault made a motion to adjourn the meeting at 7:40 p.m., seconded by Supervisor Wetzell. **Motion carried.**

Respectfully,

A handwritten signature in blue ink, appearing to read "Channah Khal", is written over a horizontal line.

Secretary