

EAST MANCHESTER TOWNSHIP
Board of Supervisors
June 11, 2019

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and 11 citizens.

At a regular meeting held at the Township building, Chairman Steven H. Gross, Jr. called the meeting to order at 7:00 p.m.

The Pledge of Allegiance was given to the Flag of the United States of America.

Chairman Gross disclosed that since the meeting of May 14, 2019, the Board neither met nor conducted any business.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve the minutes of the meeting of May 14, 2019. All members voted aye; motion carried.

Public Comments

Mike Grothouse, 1215 Canal Road Extended, spoke about the berm on the Canal Road project, noting that several wet spots (springs) are showing up. Mr. Trout has inspected the area and will continue monitoring the situation. He's unsure why there's water there, as it's strictly fill ground. Also, Mr. Grothouse found a very large snapping turtle in the area on one of the wet spots – first time in 28 years. Kind of dangerous. Further, he's still concerned about drainage in the area. He said that the water's not following the hill, and some of it is just pooling there and/or draining to his and his neighbor's property. Are drains being installed or what? Mr. Trout doesn't know anything about drains. The swale is planned but hasn't been installed yet. Mr. Trout can ask if there's a target date for the swale to be installed. Another item: his house water filter has collected some magnetic residue. What's that from? Blasting?

Regarding the swale – where's the water at the bottom going? Good question. Unsure of the answer; Mr. Trout will discuss with those in charge of the project.

Further, regarding the retention pond—is it true that they have one year to have the pond drain within three days? How about mosquito prevention in the meantime? Mr. Grothouse is concerned about mosquitos and flies infesting the area. And, there are weeds behind his property that haven't been trimmed – Mrs. Masemer has spoken to the person who was mowing. She is to follow up later this week.

Mr. Grothouse noted that there was no warning to the neighbors that the helicopter was going to be dropping off a/c units on the rooftops. Three hours of noise.

Question on the road closing coordination. Both roads will not be closed at once. Utility road cuttings are being done now. How about when the one road is closed, could the police do some speed enforcement? Mr. Gentzler will ask the police chief. Note: Mr. Grothouse supplied photographs to document each aspect of his complaint.

Darryl Albright, on behalf of the Rodgers family, 245 Manchester Street, asked about the sewer line installation. Mr. Albright would like to see an elevation on the lateral; no one has inspected the property or the lines yet. He's spoken to a few people to request information, but no results thus far. The plumber apparently doesn't know what's going on with the elevation. Joe Stein, Warehouse, spoke to this issue, reporting that the contractor has authorization to reimburse the homeowner for sewer expenses up to \$5,000, and the developer also pays the tapping fee. He also noted that responsibility for elevations lies with the homeowner, not the contractor or engineer. He also said a Verizon fiber line was disturbed in the digging process; now the line must be moved to the center of the street. This is certainly a work in

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progress. Design should be finalized this week. Mr. Gentzler will see that Mr. Albright receives a copy of the developer's agreement.

Also, the detour street on the sign is mislabeled – should be Manchester **Street**, not ~~Road~~.

Joel Klinedinst, referring to 3900 North Sherman Street, asked can the property owner be forced to clear a path around the house for fire truck access? Can her insurance company be contacted, to let them know that the situation is a hazard? Attorney Miller isn't sure about contacting the insurance company. Clearly, fire truck access would be difficult at this point. Mrs. Masemer has already cited the property owner.

Emergency Services Report

Fire Chief's Report – Chief Stevens added that he forwarded the Eagle and EMS reports to the Township office.

Special Request

Tax Collector – fire hydrant tax – this item was continued from last month to obtain more information. Information received and verified. **Motion by Chairman Gross, second by Vice Chairman Naylor, to approve the return of funds to the two applicants, in the amounts presented. All members voted aye; motion carried.**

Correspondence

Nothing at this time.

Solicitor's report – Attorney Andrew Miller

- Canal Road Betterment Task Force – Attorney Miller received some correspondence, and some details are still being worked out.
- Update to Motor Vehicle and Traffic Regulation Ordinance – nothing discussed.
- General Ordinance Amendments – nothing discussed.
- Short-Term Rental Ordinance – drafts distributed to the Board members. Next step: advertise for adoption. Discussion was held on inspections to be conducted at any specific property. Refusal to permit an inspection would result in further action. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill to authorize the Solicitor to prepare the Short-Term Rental Ordinance for advertisement. All members voted aye; motion carried.**
- Park Street Sewer Extension – a letter was provided to Mr. Gentzler to send to the Sewer Authority to begin the project. Research and review still being done to determine which properties are affected. It's a work in progress.
- Codorus Stone -- **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to accept the extension of time offered by Codorus Stone to August 23, 2019. All members voted aye; motion carried.** It was noted that the Board isn't interested in granting a whole slew of waivers. Attorney Miller will reiterate that point to the applicant.
- Dedication of ROW on Zions View and Canal Roads – Attorney Miller gave details of the agreement/language. **Motion by Supervisor Rudisill, second by Chairman Gross, to adopt Resolution 2019-7 and Resolution 2019-8. All members voted aye; motion carried.**

Engineer's report – Byron Trout

Inspections

Plan reviews – Mr. Trout reviewed the plan for a small parking lot at Starbucks. All's in order so far, and Mr. Trout will discuss the project with the contractor/applicant later this week.

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Correspondence

MS4 and Chesapeake Bay Plan

EMT salt building – nearly ready to go out for bid. The Board members would like to see the drawings before releasing the plan for the bidding process. Mr. Trout will supply drawings.

Photos

Rolling Meadows street adoption – Mr. Trout developed a list of items to be completed. He presented a drawing showing the various stages of completion of the lots. Mr. Gentzler noted that if the road isn't paved, there will be no snow removal, but there are several lots not built on yet. Paving now runs the risk of further construction traffic damaging the road. If the road's paved now, the contractors certainly can't park their trailers or dumpsters or trucks on the newly paved streets. It was noted that there will be a maintenance bond for this project. Are all utilities in now? Even the gas lines? The Township doesn't want the utility companies to dig up the streets after the streets are paved. Can that language be added to the agreement – no street cutting for utilities after street paving? Still numerous items still outstanding on the "punch list." There was agreement by the Board members that the streets won't be paved early until more items are completed from the punch list. Mr. Trout will convey that information to the developer.

No success on the Dolan issue. Mr. Trout's on it.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – Minutes – Joel Klinedinst noted that there are two intermunicipal agreements in the works, but one might be withdrawn. Bottom line, no pump station for just one building. Suggestion: investigate the Park Street extension. Yes, they are checking this possibility. Construction on sewer plant is ongoing.

Recreation Board – No minutes available.

Public Works Director – Mr. Gentzler added that the June goals are works in progress and are being accomplished. The Public Works Department employees will attend the Touch-a-Truck event at the school on Saturday; lots of giveaways, lots of kids attend. New PWD employee starts next Monday.

Slant curbing – Mr. Gentzler provided photos of some failing slant curbs that should be replaced.

Motion by Chairman Gross, second by Vice Chairman Naylor, to authorize the Public Works Department to contract the repair of damaged slant curbs on an as-needed basis as observed. All members voted aye; motion carried.

Zoning Officer – Mrs. Masemer added that the Township received an application for 400 Hollyhock Drive for a fence that will go through the 20' wide drainage easement. Because of the location of the easement on the property, it makes sense to grant this application. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill to approve the application for 400 Hollyhock Drive for a fence in the drainage easement as presented. All members voted aye; motion carried.**

Also, there will be a Zoning Hearing Board meeting this month for Susan Ellis, 65 Horseshoe Bend Road, a request for a Variance for a second single-family dwelling on the property. Planning Commission meets on June 25, for 15 Marianne Drive, which has a small portion in East Manchester Township. That should be a quick discussion. Also on the Planning Commission's Agenda, Codorus Quarry and the Garrod property. Discussion was held on the length of the last Planning Commission meeting (3½ hours) and the advisability of not dealing with so many complex issues at one meeting. Perhaps contact the Planning Commission members to see if they would rather not address both big plans at once? Mrs. Masemer will do so. Perhaps it's time for a change in the submission dates, etc. Perhaps increase the time period for review on such complex plans. Can this be done? Attorney Miller said that the Board of Supervisors can change the process and timing if desired. Give the Planning Commission

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more time to examine the plans (especially the large and complex ones) before the actual meeting date. Can the Planning Commission members meet at another time before the meeting to discuss and review the plans, like the Township Staff has a meeting? This might give the Planning Commission members a bit of an idea of what the Supervisors want. Discussion was held on the planting approved for screening; slopes and what gets planted on those; what a 2:1 slope looks like, etc.

Was there a Township policy that a subdivision and a land development plan would not be reviewed at the same meeting? Unclear.

The new website looks good so far. To be turned over to the Township soon.

Cool Masters quote – Mr. Gentzler reported that the shop has never had enough heat in it. **Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize the Public Works Department to purchase and install another Modine heater in the shop for a cost of \$5,800, with the funds coming from Building Maintenance. All members voted aye; motion carried.**

Township Newsletter/map – Staff checked Conewago Township’s newsletter and prefers the one that East Manchester Township did several years ago. Staff recommended using the same company to issue an updated Township newsletter. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize staff to proceed with the newsletter project as proposed. All members voted aye; motion carried.**

Land Development/Subdivision –

Nothing at this time.

Supervisor's comments

Vice Chairman David L. Naylor – Vice Chairman Naylor wants to authorize the staff to gather prices for a Comprehensive Plan review. Supervisor Rudisill feels that we should wait until the resolution of the issue of Route 83, and its surrounding problems and solutions. Good idea. Mr. Trout suggested applying for a Community Development Block Grant. Also, DHL is not the greatest communicator! Yes, it would have been nice to be informed about the helicopter incident. Zions View and Canal Roads – it’s difficult to coordinate working and closing/flagging. Mr. Gentzler needs some direction! Also, the pond on Zions View where the old farmstead was – is that all right? Mr. Trout doesn’t enforce issues affecting natural ponds.

When an HOA dissolves, what happens to the stormwater ponds’ maintenance? Should there be bonds in place? Attorney Miller noted that this issue is addressed in the HOA agreements with the Township. Should the Township adopt an ordinance to address this? Or does the current stormwater ordinance cover this? Treat it like street lights or fire hydrants? Greenfield HOA is a prime example of an HOA not behaving well. Attorney Miller should give a report of his thoughts next month. Marlin Inch’s house on Canal Road extended has a clear view of the DHL building; no screening will be large enough to hide the project. Mr. Trout will check. Portable generators might be brought in for electricity on this site before Met-Ed connects the power. These should be enclosed in a building so that the residents don’t have to hear that noise. Yet another item for Mr. Trout to check.

Supervisor Barry E. Rudisill – Northern Heights issue about the water company – the gentleman spoke to Mr. Gentzler. Water company was contacted twice. Damage not too bad, but something needs to be done. Board Road – telephone pedestal eliminated, so sidewalk can be completed. Work in progress. Regarding low-impact playground surface (mat-type), can contact Playground Resource. Might be a good idea for the Saginaw playground. Contact George Ilyes. Mr. Gentzler will check it out.

Chairman Steven H. Gross, Jr. – the pipe on Musser Run is nearing collapse, because of the truck traffic. This is not a new bit of information or a new situation. Bartlett Drive, south side, 50’ strip not being mowed near the Musser property. Full of noxious weeds, thistles, etc. Mrs. Masemer will investigate. Also, Zions View Road, Tome property (beside Dolan property) looks abandoned. Check it out. Also, grass needs to be mowed at the “favorite” trailer. DHL cement building was erected – was that on their plan? Is this the pump house for the water tower? Mrs. Masemer will check. Lot on north side at the construction driveway needs to be mowed. Garrod plan – Board shouldn’t look at their plan until the road improvements are figured out and the agreements are completed. The Board hasn’t seen any paperwork to this effect. Robert Nace, Planning Commission member, suggested that if the Board is going to take that stance, then it’s not a good idea for the plan to come to the Planning Commission this month. Attorney Miller suggested a conditional approval to hold this over the applicant’s heads.

Motion by Chairman Gross, second by Vice Chairman Naylor, to pay the bills as presented. All members voted aye; motion carried.

Mr. Naylor requested an Executive Session to discuss personnel. At 9:44 p.m., the board *recessed* to Executive Session.

The Chairman called the meeting to order at 10:43 p.m. There was no business conducted.

Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 10:44 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary