

**EAST MANCHESTER TOWNSHIP
BOARD OF SUPERVISORS/PLANNING COMMISSION
Comprehensive Plan
June 22, 2005**

Present: Chairman Steven H. Gross, Jr., Supervisor Barry E. Rudisill, Supervisor David L. Naylor, Township Secretary/Treasurer/Manager Terry R. Gingerich, Zoning & Codes Enforcement Officer Katrina Musser, Planning Commission members Blaine Rentzel, and Bob Nace

At a regular meeting held at the East Manchester Township building with a quorum present, Chairman Gross opened the meeting at 7:04pm.

The Pledge of Allegiance was given to the Flag.

Introductions of those in attendance were made. Representatives from Manchester Borough, Manchester Township, Dover Township, Northeastern School District, Kinsley Construction, Senator Waugh's office and Rep. Gillespie (himself) were present.

It was mentioned that over 400 surveys have been returned.

Minutes from the May 25th meeting were distributed.

The meeting was turned over to John Klinedinst of C.S. Davidson, who gave an introduction into the I83 interchange project. This is been a goal that has been included in the 1992 plan as well as previous plans.

Discussion on the potential classification of an Industrial holding zone for the area surrounding the interchange was favorable.

It was agreed that this project is more of an economic development issue with a regional impact. Transportation components could be included.

The estimated cost of this could be \$25-30 million.

Manchester Borough may see a revitalization if the interchange project would happen. Manchester Township is in favor. It should also help alleviate some congestion at the Emigsville interchange. This would also help with the Church Road traffic problems. The interchange is part of the Manchester Township comp plan.

Representative Gillespie spoke in favor of the project.

Tim Kinsley commented that he is a proponent of the project and has been researching this for 4 years and will commit to a POA study.

Dennis Baughman commented that 1 student produces estimate \$2,000.00 in tax revenue, yet cost to educate is approximately \$6,500.00 - \$8,000.00. Residential development does not help generate enough funding to school district.

John Klinedinst noted that the interchange was in comprehensive plans from the 60's. Planning and implementatio n need to occur together.

At 8:05pm Steven H. Gross, Jr. moved to recess and conclude this part of the meeting.

At 8:23pm the meeting was reconvened.

John handed out charts referencing the zone dimensional criteria and zone use. Discussion on the use of land within the zones.

Survey results - An estimate 450 surveys were returned out of approximately 2600 sent. The cut-off date for the winner of the \$100.00 prize is 6/22. A brief overview of the total showed that a predominate number have replied that they have lived here over 25 years, enjoy the rural atmosphere, and work within York County. The change is viewed as to the worse with the comment of less desirable now than previous years. Open space is important and the biggest concerns are taxes and traffic.

The question of at what point could the 2 boroughs still be included was asked. It may be possible now, but beyond will be too late. The MPC require copies of the comp plan to be distributed to the surrounding municipalities.

There was discussion the concept of an "Industrial Holding" area created around the potential interchange.

The prize drawing will be held at the regular July Board of Supervisors meeting and awarded at the next comp meeting. Thank you to C.S. Davidson for contributing the prize.

The motion by David L. Naylor was seconded by Barry E. Rudisill and carried unanimously to approve the minutes of May 25th.

Steven H. Gross, Jr. adjourned the joint Planning Commission/Board of Supervisors meeting of the comprehensive plan to a regular Board of Supervisors meeting.

The maintenance building was discussed. It has been rebid. This issue has been around for 5 years. Steven H. Gross, Jr. commented that he was reluctant to proceed with the building, but now sees how the cost could have been \$100,000.00 less years ago. Steven H. Gross, Jr. motioned to accept the low bid of \$280,000.00 from Kinsley and proceed with the project. Barry E. Rudisill seconded. Discussion. Question on how long could the price be held was raised. David L. Naylor asked how imperative is it to build now and should the Township be considering the possibility of future expansion of office and garage and location. Terry R. Gingerich noted that there is equipment currently being housed at Rudy Park and trucks sitting outside of the Township building. The safety report was just completed and it noted the overcrowding of equipment in the garage.

The vote was taken. Steven H. Gross, Jr. and Barry E. Rudisill - yes, David L. Naylor - no. Motion to award and proceed on the maintenance building carried.

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Cheryl Lowe brought the issue of construction at the Saginaw WWTF starting at 5:45am. Per Township Ordinance, construction noise may not begin until 7:00am. She experienced a difficulty when calling Northeastern Regional Police Department to get assistance with this. The ordinance states that the evidence of disturbance must come from two or more complaints by separate parties to enforce. This needs to be looked into. Katrina has spoken with Kinsley regarding the 7:00am start time.

Terry R. Gingerich reported that there was a concern expressed by Harley-Davidson regarding the closing of the intersection at N. George Street Extd. and Steamboat Blvd. during the York Mold structure fire.

Attorney Miller will be drafting an ordinance regarding block parties. A procedure is needed to apply and requests must be in writing.

Next meeting July 27, 2005 7:00pm.

Motion to adjourn Barry E. Rudisill, seconded by David L. Naylor at 9:22pm.

Respectfully submitted,

Terry R. Gingerich
Secretary/Treasurer/Manager