

EAST MANCHESTER TOWNSHIP
Board of Supervisors
September 11, 2018

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 seven 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 August 14, 2018, the majority of the Board met with several members of Mt. Wolf Fire Company. No action was taken.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the minutes of the meeting of August 14, 2018. All members voted aye; motion carried.

Public Comments

No comments at this time.

Emergency Services Report

Fire Chief's Report – a moment of silence was observed in memory of the victims of the 9/11 tragedy. No addition or discussion of the report.

Northeastern Area EMS monthly report – nothing to add; no discussion.

Fire Company Workman's Compensation Insurance – Chairman Gross feels that the Board should delay paying this request at this time.

Special Request

636 Dellinger Road – driveway access – Alex Snyder and Oleg Golotin were present on this request for permission to add driveway within less than 600' of the existing driveway. This property is at Forge Hill Court and Dellinger Road. There are two residences on this property – the existing access is behind one of the houses, to Dellinger Road. The applicant submitted a driveway permit to gain access to the front house. The current access is via an easement, and Mr. Snyder and Mr. Golotin feel it would be better for the front house to have access onto Forge Hill Court. The ordinance permits one property to have two driveways, as long as there is 600' of road frontage (this property has 584').

Supervisor Rudisill feels that the main issue would be stormwater management in this area. He feels that another driveway would only exacerbate those existing problems.

Would the homeowner abandon the existing driveway? No, he'd like to keep both driveways, providing access to each home.

Chairman Gross brought up the concern that the homeowner might be operating a business out of this home/garage. If that is the case, the applicant should start with the ZHB.

Mr. Golotin asserted that he is not intending to operate a business from this location. He said that the trailers on the property are his personal vehicles. There was a bit of disagreement/disbelief in that statement as it relates to the number of trailers on the property.

Chairman Gross cautioned Mr. Snyder and Mr. Golotin to make sure all facts are out in the open before proceeding. Perhaps the applicant needs to make Mr. Snyder aware of all the information so that Mr. Snyder can adequately speak for his client.

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Northeastern Senior Community Center – thanking the Township for the donation

Lancaster County Planning Commission Comprehensive Plan – the entire Comprehensive Plan is available online; public meeting will be held on Wednesday, October 24, 9:15 a.m. Any interested parties are encouraged to attend.

Solicitor's report – Attorney Andrew Miller

- Canal Road Betterment Task Force -- on schedule.

Buffer and Screening Zoning Ordinance Amendments – Attorney Miller provided information on increasing the buffer/screening distance requirements. Buffer areas are to be within the setback area. Discussion was held on the effects of these amendments. Will the new amendment for a 300' setback/buffer area make industrial properties less desirable or useable? Do those industrial areas abut residential uses? Attorney Miller noted that these amendments are addressing building setbacks only, not parking area setbacks. Vice Chairman Naylor would like to further review and contemplate this amendment before taking any action. Chairman Gross agrees. Attorney Miller suggested at least forwarding the amendments to the EMTPC and YCPC for their review and input in the meantime. Chairman Gross noted that he will not be at the November Board meeting. Vice Chairman Naylor thinks submitting the information to the Planning Commissions is a good idea. Supervisor Rudisill wants to talk to Mr. Mortorff for some further details. Good idea. **Motion by Chairman Gross, second by Vice Chairman Naylor, to have the Planning Commissions review the amendments and give input, with the understanding that the Board is not scheduling any public meetings or hearings yet. All members voted aye; motion carried.**

- Stormwater Authority letter – Commissioners were supportive of the letter sent by the Township and the position that the Township is taking. Chairman Gross suggested a follow-up letter to the Commissioners to say that there's more to this whole situation than the first letter addressed. This proposal involves \$15 million in new taxes, a new taxing authority, creating a new bureaucracy, run by people who are responsible to no one; plus, the County just added a new tax on vehicle registrations, and it's not fair to the County's residents. All of these points should be included in this second letter. Attorney Miller will provide a draft of a follow-up letter to YCPC, the county commissioners, other municipalities, and news media outlets. Preferably the letter will go out prior to the next related meeting on September 24. How about the flat reduced rate to all tax-exempt entities? Raise that issue in the letter as well? Yes. Cover everything. PSATS feels that the municipalities can handle their stormwater issues and there's no need for a county plan and another level of bureaucracy.
- Snow Emergency Ordinance – any follow-up? Mr. Gentzler noted that the current snow emergency route regulations are not enforced, as the police are so busy in a snow emergency. Could the Township enact "no parking on any Township street" when it snows? This would permit the Township to have any vehicles removed (after a warning) if they are on the street interfering with the snowplow. Vice Chairman Naylor relayed a situation within a cul-de-sac wherein a resident parks his vehicle so that the snowplow cannot obtain access. Chairman Gross doesn't disagree with Mr. Gentzler, but he wonders where will people park their cars? Many people have multiple vehicles and full garages, too. So, what to tell people when they say, "Where am I supposed to park, then?" Also, Chairman Gross feels that this year, the Township should be very vigilant in the enforcement of sidewalk clearing this winter. The Township

received a fair amount of support for its enforcement of the penalties last year, and should keep it up. Vice Chairman Naylor agrees with the enforcement, but doesn't like the fact that the matter goes before the District Magistrate for non-payment, etc. Mrs. Masemer would like to try the system of having violators pay the fine directly to the Township before it goes to the District Magistrate. Attorney Miller would have to amend the sidewalk maintenance snow removal language to incorporate the new process.

- Update to Motor Vehicle and Traffic Regulation Ordinance – still under review. Mr. Gentzler feels that the 40-mph speed limit must be reduced to 30 or 35 mph. Any speed limit changes would require traffic studies to support. Supervisor Rudisill feels that this would not be a good use of taxpayer money, involving paying for traffic studies, new signs, etc. Likely won't be enforced anyway, unfortunately. How about just on Beshore School Road? Mr. Gentzler listed the roads within the Township that have 40 mph speed limits now. From the audience, David Bloss asked how many accidents or incidents have occurred on these roads with the 40-mph speed limit. **Action on these items:** Yes, add "No parking on Township roads during snow emergencies AND when the road is completely covered by snow." Add the ticketing process for snow removal on sidewalks: option to pay a lower fine (\$50) to the Township office (within five business days) before it goes to the District Magistrate; speed limits – no change on Willow Springs for sure. Yes, 30 mph on Mundis Race and Beshore; 35 mph on Jerusalem School and Gravel Hill.
- Dangerous Structures Ordinance – any follow-up? Discussion was held, no action taken.

Engineer's report – Byron Trout

Inspections

Plan reviews

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MS4 and Chesapeake Bay Plan

Mr. Trout noted that there are other municipalities' representatives who have told him that they've seen the Township's letter and support the position.

How about the E and S Plan for 84 Zions View? Not yet.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – minutes of the special meeting are available. Mr. Gentzler noted that there are some other issues on Park Street; there should be a sewer extension. Notify the Sewer Authority to proceed with that expansion? Not yet. They have some other issues that need attention first.

Recreation Board – minutes are available for review. The Township's not interested in funding half of the new project for the Manchester Park.

Public Works Director – no questions or discussion.

Zoning Officer – Chairman Gross questioned Mrs. Masemer's actions (or inaction) on the violation on Sherman Street. Mrs. Masemer says that the regulations exclude ornamental plants. She met with the homeowner and agreed that the homeowner does cut her grass and that the plants in question are not noxious weeds or grass. There was some problem with the driveway. Is there a violation of the sight distance for safe exit out of the driveway?

Mrs. Masemer requested some other ordinances so that she can enforce some items that the Township staff members or Board members ask her to address. Attorney Miller suggested a "property maintenance code."

Also, how about the yard sale permits? Do away with the yard sale permit? So many people don't apply for a permit anyway. It's very hard to enforce. Let's think about this for a bit and decide at a later date.

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Going south on Sherman, Blossom Drive, second house on the right – there's a problem. Mrs. Masemer will investigate.

Northeastern Area EMS, annual membership – **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the Township to become an official business member of the Northeastern Area EMS at a cost of \$185. All members voted aye; motion carried.**

Pension Plan MMO – **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to pay the Pension Plan MMO in the amount of \$36,230. All members voted aye; motion carried.**

Saginaw Picnic Woods – request for a holding tank so that the applicant might install restrooms onsite. **Motion by Chairman Gross, second by Supervisor Rudisill, to provide written permission that the Board does not oppose the use of holding tanks for sewage and waste water only. All members voted aye; motion carried.**

2018 York County Association Convention – November 15, 2018. Let Mr. Gentzler know if you'd like to attend. **Motion by Chairman Gross, second by Supervisor Rudisill, to authorize Mr. Gentzler to pay the registrations of any Supervisors, Tax Collector, etc., for the County Convention. All members voted aye; motion carried.**

USDA Grant – USDA is accepting applications – we could apply for the Park Street sewer extension project. Deadline is September 30, 2018. Mr. Trout will look at this grant process tomorrow; discussion was held on whether the Township can be the applicant OR does the Sewer Authority need to apply. Either way, the deadline is fast approaching.

Mr. Gentzler presented a quote for cyber insurance, of all things, for \$3,534.00/year. Attorney Miller's firm was hacked, and he suggested that the Township investigate coverage as a preventive measure. Mr. Gentzler will obtain another quote or two. Would it be helpful to get an actual person to come to give information and give a recommendation? What information does the Township have that isn't already public knowledge? Not much. The online banking information might be of interest. No action taken.

Land Development/Subdivision –
None at this time.

Supervisor's comments

Vice Chairman David L. Naylor – regarding the applicant who presented an “urgent” plan at the August meeting -- an applicant's urgency doesn't constitute an emergency for the Township. Also, he relayed a story about another municipality that was having a public meeting about the stormwater issue. Apparently, the opposition was not given equal time for its presentation. Vice Chairman Naylor feels that several municipalities need to join together to get some press attention on this issue.

Supervisor Barry E. Rudisill – Renaming the Saginaw Park after John Brown – let's not forget about that. Fall or spring presentation? Think about it. How about 135 Steffi Drive water problem? Mr. Trout spoke with the homeowner and suggested that he relocate his sump pump to the front of the property and discharge it to the storm sewer. But what if the neighbor actually did do something to increase the water onto 135's property? Proof is difficult. Mr. Trout will respond to the homeowner at 135 Steffi. How about connecting into the Township's stormwater pipe; the Township can waive that fee. The family member picked up the Quickel date stone, and his project is progressing. Larry Miller's water problem in

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Saginaw? This is the situation with the swale coming down the hill. Mr. Trout looked at some grant opportunities. Work in progress. Also, Alan Kingston – how's his situation? Mr. Trout made some phone calls; another work in progress. Please keep the Township informed. Developer's Agreement for 84 Zions View Road? All prepared and at the Township Office for Mr. Gentzler's review. Stormwater problem on Dellinger Road? Still awaiting the profile from Mr. Trout. He's on it.

Chairman Steven H. Gross, Jr. – need a budget date – need to set it in October – how about October 24? The second meeting of the Board? Checking...

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

Mr. Gentzler requested a brief Executive Session to discuss personnel matters. Motion by Chairman Gross, second by Supervisor Rudisill, to *recess* to Executive Session. The meeting *recessed* at 9:32 p.m.

The meeting reconvened at 10:14p.m.

Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 10:15p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary