

EAST MANCHESTER TOWNSHIP
Board of Supervisors
January 12, 2016

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Doug Myers, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and 13 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 on December 8, 2015, the Board met at its mandatory reorganization on January 4, 2016, and conducted business as required.

Correction to the minutes of December 8, 2015; page 4, fourth paragraph from the bottom, last sentence appears to have an extra word -- "If that happens, the applicant will use install impervious paving." Correction will be made. **Motion by Gross, second by Rudisill, to approve the minutes of the meeting of December 8, 2015, as amended. All members voted aye; motion carried.**

Public Comments

None at this time.

Emergency Services Report

Fire Chief's Report – Chief Stevens' report is on file. Chairman Gross asked about the fire alarm boxes; Chief Stevens feels that this arrangement is the best for the Township. Information was requested on the boat insurance, etc., but not received. Someone will provide that information, which will be added to the box.

Motion by Gross, second by Naylor, to adopt the call boxes as recommended, pending receipt of the requested information. All members voted aye; motion carried.

Jason Johnson presented the Board with PowerPoint information on the equipment situation. He would like the township's input. Will do.

Special Request

York Area Radio Control Club (YARCC) – Rod Turner, Keith Bracken, and Ryan Hindel were present. They would like to use part of a parcel of property near the soccer fields as their runway. The power plant has no problem with them flying their planes in that location. They requested this about five years ago and were denied for various reasons. Mr. Turner presented an aerial photograph of the proposed area. They would stay out of the way of the soccer field, minus the occasional possible flyover. Mr. Gentzler noted that Brunner's Island is now owned by another entity, and he will contact someone there to see if they would grant permission. The Board is generally in favor of this proposal. It would probably be a good idea if Mr. Gentzler were to meet with Mr. Turner and the new owner of the Brunner's Island property. Mr. Turner also requested permission to access the site through the north gate.

Tax Exonerations – **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve all tax exonerations as presented. All members voted aye; motion carried.**

Resolution 2016-6, Sewer Authority – This involves a study required by DEP. From the audience, Joel Klinedinst explained that it changes the discharge from one location to another. The study was required; all's in order. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve**

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Resolution 2016-6 as presented, as recommended by the Township Engineer. All members voted aye; motion carried.

Dollar General – waiver requests – Mike Swank was present on behalf of the applicants. Waivers requested: preliminary plan; Section 208-47 interior and exterior curbing; Section 208-47 sidewalks; Section 208-46 cartway width and ROW (request to install PennDOT-required improvements only). Mr. Gentzler noted the Board usually doesn't waive the curbing and sidewalk requirements, using the 6-month note only, and that the Township Staff doesn't recommend that note in this case. PennDOT is awaiting the Township's input (response letter) on the left-hand turn lane. The Township would like to see the left-turn lane in place. Mr. Trout confirmed that the curb/sidewalks requirement has never been waived AND that this is a commercial use in a residential area. He feels that the curbs and sidewalks should be installed.

Motion by Naylor, second by Rudisill, to approve the waiver request for the preliminary plan. Discussion: it was noted that this plan was just recently submitted and hasn't been presented to the Planning Commission yet. Are we jumping the gun, so to speak, by granting this waiver? Attorney Myers confirmed that it might be good to wait to review the plans, but there's nothing legal preventing this action. It likely won't make a difference. *Vote on the motion: All members voted aye; motion carried.*

Supervisor Rudisill feels that the Board should defer to staff and Planning Commission before the Board considers granting further waivers as requested.

Motion by Chairman Gross, second by Vice Chairman Naylor, to deny the waiver requests by Dollar General for curbs, sidewalks, and cartway improvements. All members voted aye; motion carried.

Correspondence

Goldsboro Fire Company will cease operations on March 31, 2016.

Solicitor's report – Attorney Doug Myers

- Wait until the Planning Commission's input to set the public meeting for the SALDO amendments.

Engineer's report – Byron Trout

Inspections

Plan reviews

Correspondence

MS-4 and Chesapeake Bay plans

Surety Reduction Request – Green Ridge – Mr. Trout is not in favor of reducing the surety until the improvements pass inspection.

Motion by Vice Chairman Naylor, second by Chairman Gross, to table Green Ridge's request for surety reduction. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to reduce the Hillwood subdivision surety by \$81,617.80, leaving a remaining balance of \$31,576.38. All members voted aye; motion carried.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to reduce the Hillwood Land Development Plan surety by \$708,912.05, leaving a remaining balance of \$509,925.04. All members voted aye; motion carried.

Mr. Gross asked about the stormwater ponds on the Hillwood site. It's still a work in progress.

Secretary/Treasurer/Manager's report – Dave Gentzler
Sewer Authority – no discussion or questions.

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Recreation Board – no discussion or questions.

Zoning Officer – Mrs. Masemer noted that the junkyards at 509 Jerusalem School Road and Conewago Creek Road, have filed applications for renewal of their licenses. **Motion by Chairman Gross, second by Supervisor Rudisill, to grant the licenses as requested and as recommended by the Zoning Officer. All members voted aye; motion carried.**

Mrs. Masemer reported that final plans are being received for various plans. Shady Lane is progressing. PPL still in the works.

Public Works Director – no additions, discussion, or questions.

Building addition/long-term master plan discussion – a kickoff meeting will be held and all appropriate and interested parties will be invited. Mr. Gentzler will inform as to the date of the meeting.

Land Development/Subdivision –

None at this time.

Supervisor's comments

Vice Chairman David L. Naylor – nothing at this time.

Supervisor Barry E. Rudisill – nothing at this time.

Chairman Steven H. Gross, Jr. – nothing at this time.

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

Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 7:46 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary