

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**February 9, 2016**

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 eleven 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 January 12, 2016, 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 January 4, 2016. All members voted aye; motion carried.**

**Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the minutes of the meeting of January 12, 2016. All members voted aye; motion carried.**

From Chairman Gross, kudos and appreciation to the road crew for clearing the roads during the snowstorm three weeks ago.

**Public Comments**

Joel Klinedinst noted that today, during the fresh snow, he travelled quite a bit in York County, and saw that the roads in East Manchester Township were in the best shape. Kudos to the road crew again!

**Emergency Services Report**

Fire Chief's Report – on file for review.

Jason Johnson, Eagle Fire Company, noted that there was a meeting at which it was decided to sell the "Attack truck" thereby decreasing the fleet number by one vehicle.

Supervisor Rudisill asked a follow-up question on an item in Josh Parrish's report. Jason answered essentially that it's a work in progress.

**Special Request**

Jim Craft, representing LLFour, was present. Dollar General is planning to purchase a plot of land from LLFour. Mr. Craft noted that Dollar General is prepared to meet the township's requirements for their use. He also noted that he was required to have a traffic study done on this subdivision. One of the Township's requests is a left-turn lane. Mr. Craft would like to defer the installation of this lane at the first phase; wait until a bit later. Chris Schwab, TRG, presented information from the traffic study. The traffic study was based on Dollar General being the only user of the site during Phase 1. No road improvements were recommended by PennDOT. For Phase 2, the left-turn lane would be installed on North Sherman Street Extended. It is unknown what tenants will be on this site after Dollar General moves in. If the Township doesn't require a left-turn lane for Phase 1, PennDOT will agree to that, based on the traffic generated by the Dollar General.

Mr. Gentzler noted that he spoke with the Township's planner, Laymon Mortorff, about this request. Mr. Gentzler read from the recommendation that PennDOT feels that the left-turn lane should be installed "to coincide with the opening of Dollar General," for safety reasons. It was noted that Dollar General will be widening the road and installing the sidewalks, curbs, etc. Discussion was held on the February 9, 2016

timing of the installation of the turning lane, the cost. Attorney Miller observed that there's no "end date" on the agreement as to the installation of the turning lane. If circumstances change, and the project isn't completed or the improvements aren't made, the Township could be stuck. Perhaps it would be prudent to add a "completed by" date in the documents.

Mr. Schwab noted that the PennDOT safety wording was referring to another intersection, not the one at Dollar General. He feels that PennDOT's not requiring the turning lane is based on the anticipated traffic numbers associated with this use. That is what the applicant based his request on.

Mr. Trout agrees with Mr. Mortorff on the safety issues. He noted that there are other left-turn lanes along this same road, which were required by PennDOT.

Supervisor Rudisill feels that the Board should act according to the staff's recommendation. Vice Chairman Naylor feels that there are ample safety concerns to warrant the turning lane with Phase 1.

Mr. Craft asked how the left-turn lane specifications are determined. Since it's a state road, it would be PennDOT.

Mr. Gentzler noted that, as the staff reviewed this request, there was never an indication or drawing showing the length of the turning lane. Seeing the proposed turning lane drawing presented by Mr. Schwab, he sees that it involves a lot more than the road frontage. Mr. Schwab feels certain that PennDOT will say either don't put a turning lane in at Phase 1 or use a certain specified turning lane.

**Motion by Supervisor Rudisill, second by Chairman Gross, to permit the left-turn lane to be deferred for two years; developer's bond will be required; review in two years; or if any new development occurs within those two years, the turning lane should be installed; AND to authorize Attorney Miller to prepare the developer's agreement that is consistent with conditions of motion above for presentation, review, and approval by the Board of Supervisors next month. *Two members voted aye; Naylor opposed; motion carried.***

## **Correspondence**

Nothing of note.

## **Solicitor's report** – Attorney Andrew Miller

- SALDO Ordinance Amendment – **Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize Mr. Miller to advertise the amendment to the SALDO; and to amend the Zoning Ordinance with the minor change noted; AND to authorize advertisement of the public hearing for the March Supervisors' meeting, with adoption of the Ordinance Amendments at that meeting. All members voted aye; motion carried.**
- Mr. Miller noted that Mr. Gentzler has requested a code change that would give the Township the authority to declare "no parking" during times of snow. There are other amendments pending to the motor vehicle and traffic code; Mr. Miller recommends bundling them all together. Chairman Gross asked where the residents would put their vehicles, if they're not permitted to park on the streets? Mr. Gentzler noted that without this authority, it is impossible for the Township to enforce the moving of vehicles that impede the snow removal team's operation. He also noted that he feels that snow emergency routes are not particularly effective. From the audience, Joel Klinedinst related that there are signs posted in other municipalities prohibiting parking on the streets when snowfall reaches 3" or more. Mr. Gentzler feels that the majority of the residents would remove their vehicles from the street if requested. Mr. Gentzler and Mr. Miller should collaborate on this code change possibility.

## **Engineer's report** – Byron Trout

Inspections

Plan reviews

Correspondence

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## MS-4 and Chesapeake Bay Plans

Mr. Gross asked about the surety amount for Shady Lane – is it low? No, and actually Mr. Trout increased it. Should be fine.

### **Secretary/Treasurer/Manager's report – Dave Gentzler**

Sewer Authority – Joel Klinedinst reported that the Sewer Authority purchased another truck to replace an aging model. The funds were budgeted over the last two years to pay for this purchase. Continuing litigation on the tree removal issue. Likely this will end up in civil court. Mr. Rudisill asked about the charge to transport waste. Is that low? That's the going rate, apparently. Mr. Rudisill also asked why the line of credit at BB&T was discontinued. The Sewer Authority never used it and so discontinued its existence, saving the yearly fee. Also, the rate increases were discussed with regard to the equalization of the payments.

Recreation Board – **Motion by Chairman Gross, second by Vice Chairman Naylor, to appoint Ryan Heindel to the Recreation Board. All members voted aye; motion carried.** Welcome aboard, and thanks for serving! It was noted that PPL approved the RC plane request.

Zoning Officer – Mr. Rudisill asked for clarification on the situation with the farm machinery on Main Street. Mrs. Masemer explained that farm machinery is permitted to be kept on a property that is not actually farmed, as long as it is connected to an agricultural use. Mr. Rudisill is not happy with the way the ordinance is worded. What would the compromise be? Mrs. Masemer can meet with Mr. Gentzler and Mr. Miller to rework the ordinance. Mr. Gross noted that there were only 15 snow removal violation citations following the last large snowstorm; not bad! He also noted that the shopping center did not open its sidewalks in the required timely fashion.

Public Works Director – Mr. Gentzler noted that the **1970** grader was crucial in opening the roads with the last large snowstorm, with the use of the V-plow. However, it's reaching the end of its natural life and snow removal career, and Mr. Gentzler recommends replacement. A new one runs in the neighborhood of \$250-\$350K; a used 2011 model is available for \$160K, with 3,000 hours on it. Would the Board consider this purchase? From the audience, Blaine Rentzel asked how many hours per year are put on the motor-grader? Minimum.

The Board members agreed that Mr. Gentzler should investigate the possibility of replacing the grader. He will do so and report back.

Mr. Gentzler received an email from Chief Stevens requesting the Chairman's signature on some forms. **Motion by Chairman Gross, second by Vice Chairman Naylor, to authorize the Chairman to sign the requested documents, after Mr. Gentzler confirms all relevant information. All members voted aye; motion carried.**

**Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to adopt Resolution 2016-3 to appoint Fink And Company, CPA, to perform the 2016 audit. All members voted aye; motion carried.**

**Motion by Chairman Gross, second by Supervisor Rudisill, to authorize the advertisement for 2016 road construction and mowing. All members voted aye; motion carried.**

### **Supervisor's comments**

Vice Chairman David L. Naylor – None at this time.

Supervisor Barry E. Rudisill – No comments at this time.

Chairman Steven H. Gross, Jr. – Chairman Gross noted that there are so many people walking along George Street. Don't let the sidewalk project fall by the wayside.

**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 Vice Chairman Naylor, to recess to an Executive Session. All members voted aye; motion carried.** The meeting recessed at 8:39 p.m.

**Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried.** The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Dave Gentzler  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary