

EAST MANCHESTER TOWNSHIP
Board of Supervisors
April 12, 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 ten 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 March 8, 2016, the Board neither met nor conducted any business.

Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the minutes of the meeting of March 8, 2016. All members voted aye; motion carried.

Public Comments

Scott Elfner, North Sherman Street, asked if a noise ordinance was adopted in the last few years. There's been a person riding a vehicle/bike in the area across other people's property. The previous occurrence had been termed a nuisance, to be dealt with by the police. Mr. Elfner noted that, in the current situation, the person has been riding on the township's empty lots, and Mr. Elfner is concerned that it's a liability issue for the township. Mr. Gentzler will look into the situation and deal with it.

Emergency Services Report

Fire Chief's Report of reports are on file. June 3 will be a mock school bus accident training on Hillview Road. A formal request will be made to the Board for the May meeting, and the fire departments are sending out letters to advise the residents. Supervisor Rudisill asked for clarification on the ambulance report figures. From the audience, Laura answered the question. Also from the audience, EMS director Bud Staub said that, in general, things are going well.

Special Requests

Northeastern Senior Center of Jane Deamer of thanks for the financial support of the senior center. Services to the residents are increasing, including the home-delivered meals to shut-ins. Volunteers are always needed!

Tax Exoneration Requests of *No action taken.*

Correspondence

YCPC Regional Stormwater Initiatives, to be on the Board's 5/10/16 meeting. Mr. Trout reported that this is just the beginning of a rather lengthy process. Costs per municipality are uncertain at this point. Mr. Gentzler cautioned against handing the County too much power in overseeing the county-wide stormwater programs. Mr. Trout will keep the Board members apprised. This presentation will be on the Board's Agenda for the May meeting.

Solicitor's report of Attorney Andrew Miller

- Craft financial surety has been worked out, even though the plan hasn't gone through the official planning stage yet. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to**

date

authorize the Board to sign the financial surety documents as presented. All members voted aye; motion carried.

- Municipal Derivatives class-action suit ó any ideas how to know what transactions the Township might have engaged in during the time in question? Attorney Miller didn't seem thrilled about the prospect of investigating this issue and suggested letting it drop. Agreed that it would be more trouble than it's worth.
- Traffic Regulation Ordinance ó nothing discussed
- Floodplain Ordinance Grant Money ó nothing discussed

Engineer's report ó Byron Trout

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plans

\$114K surety amount for Dollar General was less than half of what Mr. Trout just approved.

The old plan for 75 Steamboat Boulevard had a request to release the surety. Attorney Miller suggested that the Township ask for a formal revocation or withdrawal of the plan. Mr. Trout just approved the new 75 Steamboat surety amount.

Shady Lane has also requested a surety reduction. There was a discrepancy on what is required and what was promised. Mr. Trout is working on it.

How about 125 Saginaw Road? Mr. Trout will be sending a letter informing the homeowner that repairs need to be made in a timely fashion.

Secretary/Treasurer/Manager's report ó Dave Gentzler

Sewer Authority ó Joel Klinedinst noted that the Sewer Authority has been issued a violation for testing/reporting. That was apparently news to the testing lab. A solution is being sought. Fear not.

Intermunicipal meeting minutes ó nothing discussed

Recreation Board ó Mr. Gentzler noted that the Rec Board will not meet this month.

Playground meeting minutes ó nothing discussed

Minutes from Manchester Community Park ó report on file.

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Zoning Officer ó no questions or comments. Mrs. Masemer reported that several residents have pled not guilty for snow and ice violations.

Public Works Director ó

Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to accept the bid for mowing services for a total of \$12,250 by Bradley J. Peters, ProLawn of PA, for the period 4/2016 to 4/2017. All members voted aye; motion carried.

Motion by Chairman Gross, second by Vice Chairman Naylor, to accept the low bids for equipment by Wilson Peters and Emory Peters, as recommended by the Township Manager. All members voted aye; motion carried.

1970 John Deere Motor Graderô Mr. Gentzler has tried to talk the dealer into lowering the price, to no avail. Mr. Gentzler feels that the price proposed is actually a good and fair price. Vice Chairman Naylor feels that the Township should not purchase a used piece of equipment. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the purchase of the new equipment NTE \$200K under the same terms and conditions as proposed. All members voted aye; motion carried.**

date

Land Development/Subdivision ó Nothing at this time.

Supervisor's comments

Vice Chairman David L. Naylor ó complaint received from resident in Chestnut Valley who wants to put a shed in his back yard. The setback for shed is 10ø which Vice Chairman Naylor feels might be a bit over the top. Vice Chairman Naylor proposed that any structure 100 square feet or under (10ø x 10ø maximum) be permitted to be 3ø from the property line. For that matter, why require a permit for a portable shed? Mr. Gentzler noted that some other municipalities do not require a permit for a shed/building/structure that is 100 square feet or smaller. Mr. Trout feels that the Zoning Officer should still look at each case to assure that easements are not affected. Staff can put together some options to deal with this situation. Also, Vice Chairman Naylor urged the staff to look at the requirements for industrial customers near residential areas. He is trying to be sensitive to the residents' comfort and safety. Mr. Gentzler read from the Planning Commission minutes to shed light on this issue. The Planning Commission recommended that the Township require screening trees be 10ø within 5 years as well as a worst-case-scenario drawing for lighting proposals. How about replacement of screening trees that die? Add to the developer's agreement? Other municipalities have basically the same requirements as these proposals. **Motion by Naylor, second by Rudisill, to authorize the Solicitor to prepare ordinance changes as proposed by the Planning Commission and Engineer for the following: residential setbacks for sheds AND industrial/residential border/buffers. All members voted aye; motion carried.**

Supervisor Barry E. Rudisill ó Did the letter to PennDOT about conditions of the local roads after the winter ever go out? Mr. Gentzler gathered facts and inspection results ó letter's ready to go out. Supervisor Rudisill tried, to no avail, to present the case to a representative. Also, how about the Jake brake signs discussed last month. Mr. Gentzler's on it. Supervisor Rudisill received complaints about the water shut-off problems while York Water Company was making some repairs. Hopefully the improvements will make the slight periodic inconvenience worth it, Mr. Gentzler explained. "Temporary inconvenience for permanent improvement." Snow removal damage to be repaired. Mr. Gentzler will follow up.

Chairman Steven H. Gross, Jr. ó urged staff to keep working on the sidewalk safety on George Street. Mr. Gentzler is trying to properly word a letter to notify businesses that they must install curbs and sidewalks in front of the property. How long is a reasonable expectation for completion? Eighteen months? Discussion was held on who must install the sidewalk and tax assessment and payment for same. Mr. Trout feels that the length of sidewalk involved shouldn't be that expensive. How about having the businesses go together to hire one contractor to do the entire project? Perhaps a meeting could be held so that the businesses can work together to save money. How will the installation of sidewalks affect stormwater? Also, each driveway must now have a handicap ramp.

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

Motion by Gross, second by Naylor, to adjourn. All members voted aye; motion carried. The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

date

Julie B. Maher,
Recording Secretary