

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**May 10, 2016**

Present: Chairman Steven H. Gross, Jr., Supervisor Barry E. Rudisill, Attorney Andrew Miller, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout (arrived at 7:07 p.m.), Zoning Officer Kristie Masemer, Recording Secretary, and 15 citizens. Absent with prior notice: Vice-Chairman David L. Naylor.

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 April 12, 2016, the Board neither met nor conducted any business.

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

**Public Comments**

Nothing at this time.

**Emergency Services Report**

Fire Chief's report is scant report available, as Chief Stevens had a death in his family. **Motion by Gross, second by Rudisill, to approve the request by Northeastern School District to close Hillview Drive on June 3, 2016, for a school bus accident training exercise. All members voted aye; motion carried.**

Laura Lash asked if the Board members saw the confirmation of information on the report. Not yet. The organization received the top level of recognition for pediatric care.

**Special Requests**

Fire Hydrant approval is Mr. Gentzler explained that the water company requires Board approval of each request. It would be a good idea for the Planning Commission to look at these requests prior to Board approval. The Fire Chief has already reviewed and approved these requests. Mr. Rudisill had a question about the locations of the hydrants themselves. Mr. Gentzler will check with the appropriate people to verify the where and why of these locations.

Stormwater Authority Outreach meeting is Mike Shaffer from the YCPC presented information on watersheds, impaired streams within the Township, pollution, municipal responsibility for alleviation of problems, the advisability of municipal collaboration of efforts, the possibility of creating a regional stormwater authority and the benefits of doing so, funding, and a plea for participation from Township personnel and residents. Mr. Trout offered comments on the program, noting that he is keeping the Board updated on any information and developments.

Tax Exonerations is most are reassessments, and technically the Board doesn't have to return these funds. One is a fire hydrant error. **Motion by Chairman Gross, second by Supervisor Rudisill, to approve the requests for tax exonerations by Todd and Kimberly Sweitzer, and Kirk Alwine, for erroneous fire hydrant charges in the amounts listed. All members voted aye; motion carried.**

**Motion by Chairman Gross, second by Supervisor Rudisill, to table the other tax exoneration requests. All members voted aye; motion carried.**

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Community Development Block Grant ó Mr. Trout gave the background on this grant for the Saginaw project. **Motion by Supervisor Rudisill, second by Chairman Gross, to enter into the contract agreement with the YCPC on the Saginaw Project, at a cost to the Township of \$21,500.00. All members voted aye; motion carried.**

Deaf Child sign ó With no formal motion or second, the Board approved the request for a deaf child sign to be installed, pending confirmation of the situation.

### **Correspondence**

Mosquito surveillance and mosquito traps ó Chairman Gross read from the correspondence that mosquito traps are not to be confused with explosive devices. Good advice that we will all keep in mind.

Per capita tax files ó letter from tax collector indicating that she does not receive \$8500 per year to collect the per capita taxes in the township, per a recent report by the county. She wishes.

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

- Traffic Regulation Ordinance ó nothing discussed at this time.
- Floodplain Ordinance Grant money ó nothing discussed at this time.
- Zoning Ordinance Amendment -- Attorney Miller discussed the proposed ordinance change governing sheds permitted to be placed in side and rear yards, not subject to the side or rear setbacks, as long as nothing overhangs the property line. This pertains to accessory structures to residential buildings. Chairman Gross feels that there needs to be a minimal setback all around. Supervisor Rudisill feels that the side setback should be preserved but the rear setback can be encroached upon by the placement of the shed. Forward this to the Planning Commission and Zoning Officer for review. Will do.

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

Inspections

Plan reviews

Correspondence

MS4 and Chesapeake Bay plans

**Motion by Chairman Gross, second by Supervisor Rudisill, to approve the surety reduction request by Shady Lane in the amount of \$49,650.40, leaving a balance of \$7,026.00 to serve as an 18-month maintenance bond. All members voted aye; motion carried.**

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

Sewer Authority ó testing violation update? Joel Klinedinst reported that the lab has changed its procedures to comply with the state requirement. The financial advisor suggested that the loan interest be fixed ó but most of the rate is indeed fixed. After explanation and discussion, the advisor agreed that the rate should remain as is for the present.

Recreation Board ó no minutes this month.

Zoning Officer ó no questions. Mrs. Masemer will be citing over 40 properties this week for tall grass and weeds.

Public Works Director ó the Township will be getting more aggressive on utility cuts (management and inspection), with the hiring of another employee. Also, there was a Township-wide storm sewer cleaning and inspection. Grader update: ordered for 200K!! Mr. Gentzler is so happy. From the audience, Joel Klinedinst relayed information on a puddle on a state road following improvements to the road. Mr. Gentzler will address this with PennDOT. Supervisor Rudisill reminded Mr. Gentzler of a hole across from the UCC church on Route 24. There's also a hole on Sherman Street.

Designation of Agent Resolution ó 4267-DR -2016 Winter Storm ó **Motion by Chairman Gross, second by Supervisor Rudisill, to authorize Deb McCurdy, Township Administrative Assistant, to be the**  
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designated agent on behalf of the Township to file the paperwork for this application. All members voted aye; motion carried.

### **Land Development/Subdivision ó**

75 Steamboat Boulevard ó Revised Final Land Development Plan ó

David Koratich, LSC Design, was present on this Plan #2015-175-00. The original plan was dated 1/29/16, also submitted on 1/29/16; tonight's submission is Revision 2, dated 4/15/16.

The applicant is proposing a 160,000 square foot addition to the building. One waiver requested, preliminary plan. The Township Planning Commission recommended approval March 2016.

**Motion by Supervisor Rudisill, second by Chairman Gross, to approve the waiver request by 75 Steamboat Boulevard for preliminary plan. All members voted aye; motion carried.**

No further comments by Mr. Trout or the Zoning Officer. All outstanding issues have been addressed.

**Motion by Supervisor Rudisill, second by Chairman Gross, to approve the developers' agreements and the stormwater agreements as presented. All members voted aye; motion carried.**

**Motion by Chairman Gross, second by Supervisor Rudisill, to approve the Final Plan for 75 Steamboat Boulevard as presented. All members voted aye; motion carried.**

Charlie Suhr, Stevens and Lee, was present on this plan as well. He reported that security in the amount of \$173,120.75 was posted previously for the related plan that was never built. Can that security be released? Mr. Suehr presented a written request to release that security and a verbal request that the previous plan be withdrawn. **Motion by Chairman Gross, second by Supervisor Rudisill, to release the security previously posted in the amount of \$173,120.75. All members voted aye; motion carried.**

Also, Mr. Suehr, on behalf of the property owner and tenant, requested a LERTA exemption for the expansion portion only. Supervisor Rudisill feels that this might not be a good idea and Chairman Gross agreed.

CAR Contracting, Inc., Express Care ó Minor Revised Final Land Development Plan

Joe Guerny, First Capital Engineering, was present on this plan which was originally submitted on 3/30/16; 4/18/16 was the latest revision; on 4/26/16, the Township Planning Commission recommended approval; plan resubmission on 5/4/16.

This plan proposes a 7500 square foot structure in the East Manchester Village Center. Express Care will use 5000 square feet; balance of the building will likely be used for a related purpose. Twenty parking spaces are required; 22 proposed. No changes to the parking. Stormwater will be moved. All contained on the property.

One waiver requested ó preliminary plan. Site is served by public water and sewer.

Mr. Trout reviewed the open items: sewer authority signatures; owner signatures; development and financial surety agreement; stormwater note needs to be signed by the owner.

**Motion by Chairman Gross, second by Supervisor Rudisill, to grant the waiver request by CAR Contracting, Inc., for preliminary plan. All members voted aye; motion carried.**

**Motion by Supervisor Rudisill, second by Chairman Gross, to approve the Revised Final Land Development Plan of CAR Contracting, Express Care subject to the satisfactory resolution of the following items: Township Engineer's notes 4B, 4C, and 4E; developer's agreement and financial surety agreement; and the stormwater note signature. All members voted aye; motion carried.**

### **Supervisor's comments**

Supervisor Barry E. Rudisill ó Dollar General surety amount resolved? Yes. Damage from snow removal repaired? Yes.

Chairman Steven H. Gross, Jr. ó how about the extension of time granted to Dollar General to build the turning lane? It's an extension of time to 18 months, not a waiver.

Chairman Gross requested a brief Executive Session following tonight's meeting.

**Motion by Supervisor Rudisill, second by Chairman Gross, 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 8:25 p.m.

Respectfully submitted,

Dave Gentzler  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary