

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**June 14, 2016**

Present: Chairman Steven H. Gross, Jr., Vice-Chairman David L. Naylor, Supervisor Barry E. Rudisill, Attorney Andrew Miller, Engineer Byron Trout, Zoning Officer Kristie Masemer, Recording Secretary, and nine citizens. Dave Gentzler, Manager/Secretary/Treasurer was absent with prior notice.

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 May 10, 2016, the Board neither met nor conducted any business.

**Motion by Supervisor Rudisill, second by Chairman Gross, to approve the minutes of the meeting of May 10, 2016. Two members voted aye; Vice Chairman Naylor abstained. Motion carried.**

**Public Comments**

Glen Showalter, 5825 Board Road, inquired about the truck traffic going past his house. The traffic seems to be associated with the PPL project. He stated that the trucks seem to be going too fast, then applying their noisy jake brakes, resulting in quite a racket. He has tried to reach PPL and has also requested that the police do a speed check. Chairman Gross will have Mr. Gentzler check on the situation. Vice Chairman Naylor will bring it up at the police board meeting, as well.

Also, Mr. Showalter had a complaint about stray golf balls from the golf course. Apparently, there have been errant balls that have hit his vehicle, his house, and his guests' vehicles, sometimes causing damage. It's a mystery how this has been happening, as the golf course is situated so as to prevent/avoid this issue. Mr. Miller will investigate who's responsible.

**Emergency Services Report**

Fire Chief's Report – Chief Stevens noted that the fire loss figures for the month are incomplete, as they are still waiting for some information.

**Motion by Chairman Gross, second by Vice Chairman Naylor, to disburse half the budgeted amount of \$26,000 to Mt. Wolf (\$13,000), and the other \$13,000 to Manchester; AND to distribute the budgeted \$75,000, as follows: \$35,000 to Mt. Wolf and \$40,000 to Manchester. Two members voted aye; Supervisor Rudisill opposed to the latter part of the motion. Motion carried.**

**Motion by Chairman Gross, second by Supervisor Rudisill, to disburse half of the budgeted amount, for a donation of \$2,000 to the ambulance club. All members voted aye; motion carried.**

**Motion by Chairman Gross, second by Vice Chairman Naylor, to donate half of the budgeted amount, or \$2,500 to the Senior Center. All members voted aye; motion carried.**

**Special Requests**

Fire Hydrant Approval – if Dollar General is at the end of the water line, there should be a hydrant at that location as well. If that's the case, move the other hydrant to split the distance. Mr. Trout advised looking at the subdivision plan for JJFour, to make sure that new location doesn't interfere with any proposed driveway, etc. He will check. **Motion by Vice Chairman Naylor, second by Chairman Gross, to authorize the Township Engineer to make those changes to the fire hydrant locations as proposed above. All members voted aye; motion carried.**

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Tax Exoneration Requests – This item was tabled last month, as Mr. Naylor was not present at that meeting. The consensus was that, for the year that the reassessment was figured, the resident should not get a tax exoneration, but that person could apply for Board consideration for tax exoneration for the following year. **Motion by Chairman Gross, second by Supervisor Rudisill, to deny the requests for tax exoneration as presented. All members voted aye; motion carried.**

Attorney Miller gave the background on another request. Triple Crown will be purchasing the Rolling Meadows subdivision. Triple Crown asked the Township to execute a Joinder Agreement to the developer's agreement. Mr. Miller gave the overview of the joinder agreement, specifically the release information. The new owner will be required to post new surety; the old surety from the previous owner will be released *after* the new surety is indeed posted. Mr. Miller also mentioned the amendment, making future sold lots a part of the HOA. David Tshudy, representing SCC-Canyon, confirmed that information, noting that the bulk sale will not trigger that agreement. Correct.

**Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the Joinder Assignment and Assumption Agreement from SCC-Canyon II, LLC, to Triple Crown Corporation, Inc., as discussed above. All members voted aye; motion carried.**

### **Correspondence**

Nothing of note at this time.

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

- Traffic Regulation Ordinance – no discussion
- Floodplain Ordinance Grant Money – no discussion
- Zoning Ordinance Amendment – the Planning Commission recommended approval of the amendment except to include a 5' setback from the rear and side property line. Also, Mr. Miller recommends expediting the amendment to the buffer and screening requirement so that all amendments might be presented together. Agreed – do it once for all the amendments. **Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to authorize the Solicitor to prepare a draft ordinance with amendments to the buffer and screening provisions, incorporating staff comments, and to hold the accessory structure amendment process until all amendments are ready. All members voted aye; motion carried.**
- Dedication of Gia and Bartlett Drives is in the works. A portion of Gia Drive is to be vacated. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to authorize the advertisement of the information to vacate the appropriate portion of Gia Drive, with costs to be borne by the developer, to include on the Board of Supervisors' Agenda for July. All members voted aye; motion carried.**

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

Inspections – nothing to report

Plan reviews – nothing to report

Correspondence – no report

MS4 and Chesapeake Bay Plans – no discussion

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

Sewer Authority – No discussion or questions.

Recreation Board – No discussion or questions.

Zoning Officer – Mrs. Masemer reported that a community group requested permission for a fundraiser or similar event to be held on a store parking lot. Mrs. Masemer could not find anything in any ordinance

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that covers that. Perhaps Attorney Miller should prepare a draft to include with the other ordinance amendments. Vice Chairman Naylor asked about liability in the event of an accident with injuries. Attorney Miller noted that the shopping center (hosting property) would be liable, and he assumes that that entity would require insurance from the group requesting the permission to hold the event. Mrs. Masemer noted that the group's director has not followed up after the initial request, so right now, there's nothing actually planned. Activities can be encouraged but don't over-regulate.

Public Works Director – No questions or discussion.

Ordinance 2016-2, Shed Ordinance – discussed above

Buffer Ordinance – discussed above

Emergency Services and Senior Center Donations – actions taken above

Line painting bids – **Motion by Chairman Gross, second by Supervisor Rudisill to approve the joint line painting agreement/bid as presented. All members voted aye; motion carried.**

**Land Development/Subdivision –**

Nothing at this time.

### **Supervisor's comments**

*Vice Chairman David L. Naylor* – He spoke with Mr. Gentzler about York County's poorly maintained roads. He asked Mr. Gentzler to contact the state representative to see what the deal is, where's the money going?

*Supervisor Barry E. Rudisill* – He spoke with Mr. Gentzler about a complaint that Supervisor Rudisill received about truck traffic on Rosedale and Sunset. Signs are indeed posted at both ends, prohibiting truck traffic. The resident has erected a split rail fence on his corner to deter the truck traffic from cutting the corner, and a truck has damaged a sign, having cut the corner. Keeping the fence, which is within the Township ROW, might only accommodate the traffic even more; Mr. Gentzler will have larger signs put up to try to deter.

*Chairman Steven H. Gross, Jr.* – No comments.

**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 7:53 p.m.

Respectfully submitted,

Dave Gentzler  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary