

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**May 13, 2014**

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 Jon Beck, Recording Secretary, and 18 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 Board met on April 23, 2014, the majority of the Board met on May 8, 2014, to discuss a personnel matter. No action was taken as a result of that meeting.

**Motion by Vice Chairman Naylor, second by Supervisor Rudisill, to approve the minutes of the meeting of the meeting of April 23, 2014. All members voted aye; motion carried.**

**Public Comments**

Bud Staub, Emergency Services Coordinator, noted that he and Mr. Trout attended a meeting with Senator Fulmer about grants. Mr. Staub urged the Board to request further information and cooperation from Senator Fulmer on this issue. It would be helpful if the Township could provide some venue for a town meeting to give information to residents.

**Emergency Services Report**

Reports are on file and available for review.

**Special Request**

Jane Deemer spoke on behalf of the Northeastern Senior Center, thanking the Township for its support of the Senior Center in the past and requesting continued support in the future. Of particular note was the increase in the number of delivered meals to the patrons. The Senior Center is still seeking another facility to increase its space and programs. It was noted that there are state funds to support the Senior Center, based on the number of people who stay in the Center to eat. There are no federal grants available.

**Correspondence**

Nothing at this time.

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

- Subdivision and Land Development Ordinance Amendments/Zoning Ordinance Amendments – Mr. Miller presented a revised draft corresponding to the discussion at the April 23 meeting. He reviewed for the Board members the changes that were made to the document. On Page 31, definition of retaining walls: walls of up to 4 feet high would not require an engineer's design and approval. Mr. Miller will make the change to state that any wall 4 feet and higher would require engineering services. With regard to event venues and similar public events under public recreation – could all uses even be enumerated within the ordinance? Unlikely, hence the use of “catch-all” language to deal with specific cases. Would the use/approval be at the discretion of the Zoning Officer? Yes, with the opportunity, as always, for the applicant to appeal to the Zoning

Hearing Board if the applicant disagreed. With no other amendments to be made, this draft is ready for submission to the York County Planning Commission, based on a prior motion by the Board.

- Resolution 2014-8, Sign Retro reflectivity -- first deadline to comply by having a policy in place is June 13, 2014. **Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to adopt Resolution 2014-8. All members voted aye; motion carried.**
- Loych plan has recorded a driveway easement; Mr. Miller suggested waiting until the applicant comes for the building permit to request that the applicant withdraw the plan, as it will be moot. Should the Planning Commission make a recommendation at its next meeting? Yes, most certainly.

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

Inspections

Plan reviews

Correspondence – violation on the Penn Waste site with storm water on Steamboat Boulevard.

More information at June's meeting.

Property at 391 Park Street -- Mr. Trout sent a letter regarding the seepage pit trouble – not all of the work has been accomplished yet. The owners were given 45 days to make the improvements, and that time period is up. Options: send an official stormwater violation letter, which Mr. Miller can draft/send outlining the penalties, etc. From the audience, Perk Alwine spoke; he is the neighbor adjacent to the property in question. He noted that the water is still coming across his property instead of being directed into the stormwater pit. Mr. Trout will look at the situation the next time it's raining. He will provide specific information to Mr. Miller to assist him in drafting the violation letter.

**Motion by Supervisor Rudisill, second by Vice Chairman Naylor, to approve Resolution 2014-9, as prepared, applying for grants for the following projects: Saginaw storm sewer improvement, some park improvements, River View Drive Codorus creek improvements. All members voted aye; motion carried.**

Mr. Trout attended a meeting tonight hosted by Scott Perry regarding the EPA's desire to take control of private landowners' standing or infiltrating water. Mr. Perry is opposed to this proposal, as are several local groups. Mr. Trout noted that the 90-day comment period has started on this legislation.

WIP and Chesapeake Bay Plans – the formula was reworked, reducing the Township's cost. That cost would be locked in even if other municipalities opt out of the proposal. Next step would be an inter-municipal agreement of the municipalities that opt in.

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

Sewer Authority – it was noted that a second title search was requested. Minutes are on file for review.

Recreation Board – minutes are on file for review.

Zoning Officer -- Mr. Beck answered a question about a project.

Public Works Director – No questions/comments at this time.

#### **Land Development/Subdivision** –

Dave Koratich, LSC Design, was present on the Orchard Business Park Subdivision Plan, Phase 2; 4 lots, plan submitted 2/24/14; Plan Number 2009149, Revision 3 dated 4/10/14.

This is a 170-acre tract which is split by Route 83, along Canal Road. The applicants would like to create four new lots – Lot 1 of 88 acres; Lot 2 of 69 acres; Lot 3, less than 1 acre; and Lot 4, 19 acres. Lot 3 is a utility easement location. The Sewer Authority had no further input or comments at its last meeting. One outstanding comment is the shared access drive easement. Eight waivers were requested: preliminary plan (Section 208-21); contours (Section 208-34.A); sheet size (Section 208-34.A); street design (Section 208-46B); curbing (Section 208-47.A); sidewalks (Section 208-47.B); rec fees (Section

208-49B.1.a); iron pins rather than concrete monuments (Section 208-61). *The street design, curbing, sidewalks, and recreation fees are not to be waived but rather deferred until the time of the land development plan stage.* This will be clarified in the waiver language. The Board requested railroad spikes be buried deep rather than mere iron pins at the pin locations.

Mr. Beck asked about Lot 3 and any problems with the Sewer Authority on the pump station design. Mr. Koratich noted that the Sewer Authority is still reviewing the design. From the audience, Joel Klinedinst, Sewer Authority member, clarified the situation to everyone's satisfaction.

**Motion by Supervisor Rudisill, second by Chairman Gross, to grant all the waivers as requested, noting that the language for Waiver 4 should include the same wording as Waiver 5; and on Waiver 6, it is requested that buried railroad spikes be used. All members voted aye; motion carried.**

Mr. Koratich presented the Land Development Plan for a brief review of Lots 1 and 4.

**Motion by Supervisor Rudisill, second by Chairman Gross, to approve the Orchard Business Park Subdivision Plan, subject to the satisfactory resolution of the outstanding comment 5 on the Planning Commission comments, which is the shared access drive easement, subject to the Solicitor's approval of the agreement. All members voted aye; motion carried.**

It was noted that if any of these properties is sold, this access agreement would travel with the lot to assure access of its owner.

#### **Supervisor's comments**

Vice Chairman David L. Naylor – question for Eagle Fire Company, Chief Cane – rumor has it that Manchester Township is aligning with 89-5, is that true? Chief Cane answered yes. Also, rumor has it that Eagle 22 is pursuing YAFR to be 89-6? Chief Cane answered absolutely not.

Supervisor Barry E. Rudisill – Meetinghouse Road speed checking progress/feedback? None received. PPL Soccer field road needs some dust alleviation. Will do.

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 recess to an Executive Session to discuss a personnel matter. All members voted aye; motion carried.** The meeting recessed at 8:21 p.m.

**Motion by , second by , to adjourn. All members voted aye; motion carried.** The meeting adjourned at 10:10 p.m.

Respectfully submitted,

Dave Gentzler  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary