

**EAST MANCHESTER TOWNSHIP**  
**Board of Supervisors**  
**July 24, 2013**

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 one citizen.  
At a regular meeting held at the township building, Chairman Steven H. Gross, Jr. called the meeting to order at 7:00 p.m.

**Public Comments**

None at this time.

**Ordinance Amendments and Adoptions**

The Board discussed the amendments to the *Motor Vehicle and Traffic Regulation Ordinance*.

Page 2, Section 231-4, The Township Supervisors or Township Manager shall have the following powers....

Page 3, Section 231-4, ... "to a fine of not more than \$50 together with costs of prosecution." Anywhere in these proposals that the fine is ~~\$25~~, make it \$50.

It would be good to send the final draft to the police to get their thoughts.

Page 5, maximum speed limits – any changes to be made? A traffic study will be required to change the speed limits. Any streets to add? RE: Willow Spring Lane, discussion was held on the speed limit. There was some confusion in the description of the road; from the audience Bob Nace noted that Willow Spring Lane runs from Board Road to Canal Road. The table on page 5 is a bit confusing. This will be corrected if necessary.

Typo: Acom should be Acorn Drive. There are a few other typographical errors, which Mr. Gentzler will address and correct. He will also make sure that all roads are included in the chart.

**Motion by Supervisor Naylor, second by Supervisor Rudisill, to authorize the Township Manager to get traffic studies done on all Township roads that currently have speed limits of 40 mph in hopes of reducing those speed limits.** Discussion: advertisement necessary? No, just include with this updated ordinance. **All members voted aye; motion carried.**

Page 7, Section 231-13 – add any traffic signals that the Township maintains. Also, add any signals where right turn on red is prohibited. Same with any other sections on pages 7-9.

Page 9, Section 231-23, vehicle weight limits, add Shady Lane.

Anywhere there's a notation of [Reserved], any relevant streets should be filled in. Mr. Gentzler will see to it.

Page 12, Section 231-25, weight and size restrictions of vehicles on certain streets and bridges – any weight limits will need an engineer's certification of appropriate weight. How about no trucks in residential areas? A sign "no trucks except local deliveries" is not addressed by an ordinance in this Township.

Page 13, Section 231-27 to 30 – parking prohibitions. Mr. Gentzler will make sure the streets that are currently posted with No Parking signs are listed in the ordinance. In Section 231-30, add Residential to the list of zones in which such parking is prohibited. Should there be a time length permitting such parking, such as overnight or over two nights when residents are packing and preparing for vacation? Discussion but no action.

**Motion by Supervisor Naylor, second by Supervisor Rudisill, to add “residential” to Section 231-30. All members voted aye; motion carried.**

**Motion by Supervisor Naylor, second by Chairman Gross, to delete from Section 231-30, “~~commercial utility/work truck~~” and add “utility/work trailer.”** Discussion was held on various points of contention. **All members voted aye; motion carried.**

Page 15, Section 231-36, approved storage garages – Mr. Gentzler will check this section and report back to the Board. No changes made in this section tonight.

Page 16, Section 231-45, Mr. Gentzler will update the designated snow emergency routes for this amendment.

Page 18, Section 231-53, make the fine \$50.

**Motion by Chairman Gross, second by Supervisor Naylor, to direct Mr. Gentzler to make the appropriate changes to the Motor Vehicle and Traffic Ordinance as referred to above and to send a draft to the Police Department for review before adoption. All members voted aye; motion carried.**

*Subdivision and Land Development Ordinance Amendments* – Mr. Miller suggested that the Board merely bring to light any major issues; then send it on to the Planning Commission for review.

Page 2, Section 208-13, Owners’ Associations – this section is added. Should this be in the SALDO or in a separate ordinance? What happens when a homeowners’ association is dissolved? Discussion was held. ADD to 208-13 C (9), “or to dissolve the association.”

Page 4, Section 3, 208-24D(8), re-word it: “the costs of all traffic studies and street signs, and traffic control signs installed by the Township on streets to be constructed by the subdivider or developer which are dedicated to and/or intended to be adopted by the Township.” Add “All street signs/traffic control signs shall be installed by the Township.”

Page 4, section 4 [29], required and achievable sight distance for each proposed (add) driveway and access drive.

Page 4, section 4, [30], last word should be 20% (not 4%).

Page 6, section C – in the added sentence, “The Township Engineer may require conveyance facilities that prohibit infiltration where cross-slopes occur.” Delete: ~~exceed a slope of five horizontal to one vertical.~~

Page 6, Section 11, D, “No final grading shall be permitted with a cut face steeper in slope than three horizontal to one vertical...”

Page 8, rec fees were discussed. Options for calculating the rec fees will be presented to the Planning Commission for their input. Mr. Miller will provide.

Page 8, Section 17 (d), increase to four feet the grass strip separating the street from the sidewalk, per Mr. Gentzler’s recommendation. He noted that to plow snow onto a 2’ grass strip usually makes the snow end up on the sidewalk... which the residents are required by the Township to remove.

Pages 9 to the top of page 12, the changes were made to comply with changes to the MPC.

Page 12 -- Changes to the *Zoning Ordinance* – Mr. Beck made several suggestions to comprise these amendments.

Page 12, Section 30, maximum height of accessory buildings was discussed. The current 15’ maximum height is restrictive. Would some sort of scale be more appropriate? Also, people want to be able to place a shed or accessory structure on a corner lot because of a

corner lot having two front yards.

Page 12, Section 32, glare – designed to address lampposts in residential lots.

Page 13, Section 33, fences and walls -- addresses several issues.

Page 13, Section 35, in the added sentence, there is a typo. “bee” should be “be” and “see through” should be “see-through.”

Page 14, Section 37, brings the pools section into compliance with the UCC.

Page 15, new sign regulations. Enforcement is Mr. Beck’s purview and his main concern. With ten yard sale signs permitted per sale, that’s difficult to track and see who has permission. There’s a difference between yard sales and developers blanketing the area with signs for open houses, etc. How can the Township differentiate? What is the actual purpose of the sign ordinance? To prevent bombarding the residents with event information, etc.

Page 16, Section 46, tracks better with the MPC. Mr. Beck noted that the Township ordinance imposes a time limit for holding a public hearing on a rezoning request. The MPC does not require that time limit. The new amendment goes with the MPC, with no time restraint.

Page 21, Section 48, the definition of family or housekeeping unit helps with sticky problems relating to in-law quarters.

Is an office a permitted use in the commercial zone? In the current ordinance it is not permitted by right. Mr. Beck suggests adding professional office in the Commercial zone and medical and dental offices as permitted uses.

Comments: Chairman Gross – the record club’s building is a fire hazard. Can anything be done? Mr. Beck will check. Perhaps an inspection with the Fire Chief would be helpful.

Also, what’s with all the blue stakes on Codorus Furnace Road? Mr. Gentzler explained that Columbia Gas is replacing the gas main. The gas company will put door hangers out on residences to inform residents of the project.

Supervisor Naylor noted that the markings on Willow Springs/Canal Road are “brilliant.”

**Motion by Supervisor Naylor, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried.** The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Dave Gentzler  
Secretary/Treasurer/Manager

Julie B. Maher,  
Recording Secretary