

EAST MANCHESTER TOWNSHIP
Board of Supervisors
August 12, 2014

Present: Chairman Steven H. Gross, Jr., Supervisor Barry E. Rudisill, Attorney Andrew Miller, Dave Gentzler, Manager/Secretary/Treasurer, Engineer Byron Trout, Zoning Officer Kristie Taylor, Recording Secretary, and 11 citizens. Vice-Chairman David L. Naylor was absent with prior notice. At a regular meeting held at the township building, Chairman Steven H. Chairman 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 the Board met on July 23, 2014, for discussion of some brief housekeeping items.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the minutes of the meetings of July 8, 2014, and July 23, 2014. All members voted aye; motion carried.

Public Comments

Nothing at this time.

Emergency Services Report

Mr. Gentzler reported that Emergency Management Coordinator Bud Staub was involved in a motorcycle accident last week and is in intensive care at the hospital. He is stable but in much pain with non-life-threatening injuries.

Fire Chief's report – report submitted and is available for review. Mr. Gentzler reported that the call boxes are still being checked.

ISO Analysis included in report

Special Requests

Mike Starner, Susquehanna Lions Club – requested permission to hold the Halloween parade on October 19 at 2 p.m. The roads will be closed from 1:30 to 5 p.m. for the parade. State Police personnel have been notified. **Motion by Chairman Gross, second by Supervisor Rudisill, to approve the Lions Club request for the annual Halloween parade. All members voted aye; motion carried.**

Motion by Chairman Gross, second by Supervisor Rudisill, to donate \$4,000 to the Lions Club to help with parade expenses. All members voted aye; motion carried.

U. S. Road Running – no one was present on this request. **Motion by Supervisor Rudisill, second by Chairman Gross, to approve the request by U. S. Road Running to permit them to use the roads, making sure that the local police are notified. All members voted aye; motion carried.**

York County Rail Trail Authority – no one was present on this request.

Northeastern Emergency Management Plan update—usual county update that is done periodically, and is more of a housekeeping issue. **Motion by Chairman Gross, second by Supervisor Rudisill, to approve the county's Northeastern Emergency Operations Plan. All members voted aye; motion carried.**

Correspondence

Northeastern Senior Center thank-you received

Solicitor's report – Attorney Andrew Miller

- Subdivision and Land Development Ordinance Amendments – Attorney Miller would like to advertise the ordinance amendments for adoption on September 9, 2014. The only hiccup could be regulations governing pipelines. If the Township would like to adopt these regulations, they could add to the ordinance amendments currently under review or adopt the amendments without the pipeline section and then amend the newly adopted ordinance to add the pipeline section. Ms. Taylor noted that on page 18, 49F, fences, there's a potential problem with a 6' high fence in the front yard for agricultural purposes. If it's for agricultural purposes, does that include a vegetable garden, even in a residential area? Mr. Miller suggested changing the wording to "agricultural operations" to take care of this problem. How about second front yard fences? Ms. Taylor doesn't see that in the ordinance. Should that item be re-numbered or re-lettered? How about ornamental fencing in the front yard? Mr. Miller suggested that it's difficult to define ornamental fencing as compared to regular fencing. Any substantive change to the fencing section would require re-submission to the YCPC. How about reviewing the information with Ms. Taylor and perhaps get Planning Commission input? If adding the fencing, why not add the pipeline information as well?
- Code updates – still unsure whether or not the Board wants to change the code management provider, General Code or Keystate. Mr. Gentzler is still waiting for information from another Township Manager.
- Chesapeake Bay Agreement – **Motion by Supervisor Rudisill, second by Chairman Gross, to adopt the Opt-In Resolution relative to the Intermunicipal Agreement for a cost of \$21,563 for five years, or \$4,313 per year. All members voted aye; motion carried. Mr. Miller will advertise.**
- JJ Four's rezoning request has been submitted to the Planning Commission. **Motion by Chairman Gross, second by Supervisor Rudisill, to authorize Mr. Miller to advertise the rezoning request for the meeting in October. All members voted aye; motion carried.**
- Mr. Miller requested a short Executive Session following this meeting to discuss some litigation matters.

Engineer's report – Byron Trout

Inspections – Mr. Trout reported on the situation at 391 Park Street; the problem has been further addressed. Mr. Trout will stay on top of it.

Mr. Trout noted that Starbucks will be changing the grading slopes on the site. At his suggestion, the applicant may try to flatten it out a bit. He'll stay on it.

Plan reviews

Correspondence

MS4 and Chesapeake Bay Plans – prior to March 1, 2015, the Township needs to advertise and hold a public meeting to answer any questions by residents. Perhaps this can be done at the start of or prior to a Board of Supervisors meeting.

An applicant requested a street adoption; Mr. Trout noted that it's too late in the year to do so. They'll prepare the paperwork for the spring.

Secretary/Treasurer/Manager's report – Dave Gentzler

Sewer Authority – minutes are available for review.

Recreation Board – question on the hiring of a "student resource officer" could not be answered.

Public Works Director – street repair/maintenance paragraph has a typo; no problem to correct it. Also, Supervisor Rudisill feels the sweeper purchased from Washington Township was a good buy. Mr.

Gentzler added that there are estimates coming in for the Saginaw playground equipment. Also, the generators for the traffic lights are installed.

Zoning Officer – Supervisor Rudisill noted that Ms. Taylor must be “out and about” in the Township, as he has been receiving phone calls and comments. Chairman Gross asked about the entry regarding “gray water”; should the SEO be notified? Perhaps, or the Sewer Authority.

Land Development/Subdivision –

JJ Four LP– James Barnes of Holley Associates was present on this Final Subdivision Plan in Starview. There are two lots, each with a house on it. There is a rezoning request for this property. Supervisor Rudisill still has concerns that rezoning that area may open it up to some development. Are rec fees appropriate in this case? Mr. Barnes feels not. Monuments will be set on the new lot corners. Columbia Gas’s information will be added to the plan. Waivers were recommended for approval by the Planning Commission. **Motion by Supervisor Rudisill, second by Chairman Gross, to approve the four waivers as requested. All members voted aye; motion carried.**

Mr. Gentzler invited comments from Attorney Miller and the Board members on the matter of the recreation fees. Mr. Miller noted that the Board has the right to collect the rec fees. Mr. Barnes argued that the ordinance reads “for any proposed building lot” and the applicant is not proposing any new building on either lot. The Supervisors feel that on development of either of those two new lots, recreation fees would be payable. This comment shall be added to the plan.

Motion by Supervisor Rudisill, second by Chairman Gross, to authorize the signing of the non-building waiver. All members voted aye; motion carried.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the Final Subdivision Plan of JJ Four LP, subject to the addition of the rec fee comment to the plan AND the appropriate monumentation or the posting of surety to ensure that the monuments are set AND the addition of the easement for Columbia Gas. All members voted aye; motion carried.

Kinsley Equities II – Dave Koratich was present from LSC Design, on this plan dated 2/24/14; submitted 2/28/14, Revision #5 dated 7/14/14; originally approved in May for four lots. Changes have been made to this plan, eliminating Lot 3 and absorbing another lot. Lot 1 is about 90 acres; Lot 2, about 69 acres, and Lot 3, 20 acres or so. Nine waivers are requested: Section 208-21, preliminary subdivision; Section 208-31.A.2.a.6, contours; Section 208-34.A, sheet size; Section 208-34.A.4, scale; Section 208-47.B street design deferment; Section 208-47.A, curbing deferment; Section 208-47.B, sidewalk deferment; 208-49.B.1.a, rec fees deferment to development of each lot; Section 208-61, monuments and markers to show all but two concrete markers. The Planning Commission recommended approval of the waivers and the plan. All open items have been addressed.

Motion by Supervisor Rudisill, second by Chairman Gross, to approve the waivers as requested. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Rudisill, to approve the Final Subdivision Plan of Kinsley Equities II plan as presented subject to adding the revision dates to the sheets, per Mr. Trout’s request. All members voted aye; motion carried.

Motion by Chairman Gross, second by Supervisor Rudisill, to authorize Mr. Gentzler to sign the appropriate paperwork for the traffic light at Espresso Way and Canal Road. All members voted aye; motion carried.

Supervisor's comments

Supervisor Barry E. Rudisill – was the issue with Mr. Reineberger resolved? Yes. It’s all good.

Chairman Steven H. Gross, Jr. – many positive comments on microsurfacing work on the roads this year.

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 *recess* to Executive Session. All members voted aye; motion carried. The meeting recessed at 8:34 p.m.

The meeting reconvened at 9:14 p.m. There was no further business.

Motion by Chairman Gross, second by Supervisor Rudisill, to adjourn. All members voted aye; motion carried. The meeting adjourned at 9:15p.m.

Respectfully submitted,

Dave Gentzler
Secretary/Treasurer/Manager

Julie B. Maher,
Recording Secretary